

1. CORAL WEST, LTD.
(Applicant)

02-12-CZ10-2 (02-168)
BCC/District 12 \\
Hearing Date: 5/8/03

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO WEST OFFICE

ENFORCEMENT HISTORY

Coral West, LTD.

APPLICANT

The Northwest Corner of SW 147
Avenue & SW 26 Street (Coral
Way), Miami-Dade County, Florida

ADDRESS

05/08/03

DATE

02-168

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

VIOLATOR:

Coral West, LTD.

04/04/03

Overgrown vacant lot which is part of the Wetlands Basin District. Our computer records show no current or previous violations. Inspection was conducted on the south side of the property, since the rest is inaccessible with vehicle.



April 28, 2003

ENFORCEMENT HISTORY

Applicant: Coral West, Ltd.
Address: N.W. intersection of SW 147th Avenue and SW 26th Street (Coral Way).
Folio: 30-4909-000-0241
Hearing Number: 02-168

DERM has reviewed the Permits and Enforcement data base and the Enforcement Case Tracking System and has found the following:

Folio No. 30-4909-000-0241 DERM has file No. FW 00123. There is record of a closed enforcement case against property owners Salo Wagenberg and Bernardo Batievsky for unpermitted demucking and filling freshwater wetlands property in the Bird Prime Basin without the prior approval from the Director of DERM.

10/10/96	DERM issued a Notice of Violation (NOV) for unpermitted filling of a wetland with cleanfill and solid waste.
12/13/96	Inspection revealed clean up not satisfactory, more fill needs to be removed.
12/96	On site meeting in which DERM explained what needed to be done in order to resolve the violation.
03/25/97	Inspection revealed fill removal was not done.
05/23/97	Inspection conducted revealed no change in status.
09/03/97	Final Notice Prior to Court Action mailed by DERM.
02/09/98	Two Uniform Civil Violation Notices (i.e. tickets) issued by DERM for failure to comply with the orders of the NOV.
10/30/98	Property remains in violation.
11/03/98	Affidavits of non-compliance filed with Clerk's Office.
12/15/98	Notice Of Intended Court Action (NOICA) issued by DERM for continued non-compliance.
12/21/98	Acquisition status requested from Public works.
02/08/99	Site meeting held between DERM and Public Works representatives. Clean up requirements to bring site back to natural grade were discussed.

03/26/99 Demand letter issued by DERM for failure to comply with the violation.

03/29/99 Salo Wagenberg called in response to the Demand Letter and stated clean up would be done Wednesday March 31, 1999.

04/09/99 Inspection revealed scrapedown was conducted, however it was not to DERM's satisfaction.

05/21/99 Inspection revealed property almost at natural grade however some solid waste still remains to be removed.

05/25/99 Phone message left for Salo Wagenberg that additional scrapedown is necessary.

05/27/99 Salo Wagenberg requests on site meeting with DERM to discuss remaining clean up requirements.

07/20/99 Inspection revealed no change in site status.

12/02/99 Inspection revealed restoration of the property still incomplete.

03/29/00 Demand Letter issued by DERM. Received by responsible parties on April 4th, 2000.

6/28/00 On site meeting between DERM and Pan America Construction (subcontracted by Public Works). Inspection revealed work was done on the Southern 1/4 of the property, however surficial solid waste remained. Also, the scrapedown product had been pushed into a berm and had not been removed from the site. The berm does not meet acceptable dimensions. Test holes required by DERM to determine if solid waste is within the berm.

01/30/01 Phone conversation between DERM and Salo Wagenberg to discuss final resolution of the violation. Mr. Wagenberg advised that the area was currently under development and roads were being constructed through the property.

03/07/01 Inspection revealed recent bulldozer activity on site. The berm along the southern and eastern boundaries contained solid waste (tires and metal). The berm still exceeds acceptable dimensions. Some scraping was observed along the southern 1/4 of the property in the area previously noted as elevated. Vegetation had not returned therefore DERM inspectors could not determine if the area was at proper elevation.

09/04/01 Phone conversation with contractor from JP Construction wherein he stated that he had closed up the gap in the existing berm back in June when the street was being widened in the area. DERM inspector concurred that some work was being done but a reinspection will be necessary.

11/09/01 Demand letter mailed to property owner for failure to adequately resolve the violation.

01/15/02 Inspection revealed violation corrected and the solid waste was removed from the berm.

01/22/02 Affidavit of Compliance filed. Case closed.

Prepared by: Phillippa Gordon
Code Enforcement Officer I
Enforcement Section, DERM
(305) 372-6902.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Coral West Ltd.

PH: Z02-168 (02-12-CZ10-2)

SECTION: 9-54-39

DATE: May 8, 2003

COMMISSION DISTRICT: 1211

ITEM NO.: 1

A. INTRODUCTION

o REQUEST:

ROBERTO D. VICH is appealing the decision of the COMMUNITY ZONING APPEALS BOARD #10 on CORAL WEST LTD., which approved the following:

GU to RU-3M

o SUMMARY OF REQUEST:

Roberto D. Vich is appealing the decision of the Community Zoning Appeals Board-10 which approved a zone change on this site from Interim District to Minimum Apartment House District.

o LOCATION:

The Northwest corner of S.W. 147 Avenue & S.W. 26 Street (Coral Way), Miami-Dade County, Florida.

o SIZE: 19.8 Acres.

o IMPACT:

The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use plan designates the south half of the subject property as being within the Urban Development Boundary for **business and office**.
2. The Adopted 2005 and 2015 Land Use Plan designates the north half of the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It

could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

3. Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP - designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher (Land Use Element, page I-35).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
GU; vacant parcel	Business and Office (south half) & Residential, 2.5 to 6 dua (north half)
<u>Surrounding Properties:</u>	
NORTH: RU-3M; vacant (future park)	Residential, 2.5 to 6 dua
SOUTH: GU & BU-1A; vacant	Business and Office
EAST: RU-1M(a) & BU-1A; vacant	Residential, 2.5 to 6 dua (AU parcel) & Business and Office (BU-1A parcel)
WEST: RU-1M(b); vacant	Residential, 2.5 to 6 dua

The area south of Tamiami Trail (SW 8 Street), north of SW 26 Street, and west of SW 147 Avenue is a rapidly developing area in southwest Miami-Dade County. There is commercial zoning to the east, south, and southeast of this site with residential zoning to the west, east, north.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable*
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable

Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable
Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable
*subject to proffered covenant	

F. PERTINENT REQUIREMENTS/STANDARDS:

1. **Section 33-313. Appeals to the Board of County Commissioners.** Any appealable decision of the Community Zoning Appeals Board may be appealed by an applicant, governing body of any municipality, if affected, or any aggrieved party, including neighborhood, community and civic organizations, whose name appears in the record of the appropriate Community Zoning Appeals Board by filing with the Department a petition in a form prescribed by the Director...
2. The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	84 students

H. ANALYSIS:

Roberto D. Vich is appealing the February 19, 2003 decision of the Community Zoning Appeals Board-10 which approved this application by a vote of 4-0. The Board accepted a proffered covenant in conjunction with the approval of this application.

The Department accepted the appeal application filed by Mr. Vich; however, it has advised him that in accordance with the Department's opinion, the appellant does not meet the requirements or standards for filing this application. Section 33-13 of the Miami-Dade County Zoning Code states "Any appealable decision of the Community Zoning Appeals Board may be appealed by an applicant, governing body of any municipality, if affected, or any aggrieved party, including neighborhood, community and civic organizations, whose name appears in the record of the appropriate Community Zoning Appeals Board by filing with the Department a petition in a form prescribed by the Director..." The Department has reviewed the records and has found that the appellant did not sign any petition in opposition to the subject zone change, did not submit any protest, and did not speak at the Community Zoning Appeals Board-10 hearing regarding this application. Additionally, the appellant was not on the list of the property owners that fall within the radius of property owners receiving notice of the application and hearing. Therefore, the Department is of the opinion that the applicant does not meet the requirements of Section 33-313, is not an aggrieved party, and does not have standing to file this appeal.

Notwithstanding, should the Board find that the appellant meets the standards for appealing the application, staff supports the Community Zoning Appeals Board-10's decision to approve the requested zone change. Coral West Ltd. is seeking a zone change from GU, Interim District, to RU-3M, Minimum Apartment House District. The subject property is located on the northwest corner of SW 26 Street (Coral Way) and SW 147 Avenue. The applicant has submitted revised plans showing the development of this site with a 154 unit townhouse development with a 4 acre lake in the center of the site in lieu of the originally requested 171 townhouse development with a proposed lake. Said site plan has incorporated urban design principles. The applicant intends to proffer a covenant limiting the development of the site to the plans proposed and stating the intent of proceeding through the Administrative Site Plan Review (ASPR) process for the proposed lake.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. However, the applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application and has indicated in its memorandum concerning this application that the requested zone change will generate **111 PM** daily peak hour trips to the area. However, said trips do not exceed the current acceptable levels of service which are at LOS A, C, and D. The Hammocks District of the Miami-Dade Police Department serves this area. In September 2002, that district had an average emergency response time of 4.7 minutes.


This application will allow the applicant to provide additional housing for the community. RU-3M zoning permits the development of 12.9 units per acre, which would allow a total of 255 residential units on this site. The Comprehensive Development Master Plan

designates the north half of the site for Low Density Residential use, 2.5 to 6 units per gross acre, on the Land Use Plan (LUP) map which allows a maximum of 59 units on that portion. The Master Plan designates the south half of the site for Business and Office use. The Master Plan states that residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP - designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. In this instance, the proposed RU-3M zoning meets the aforementioned criteria. The adjacent property (the north half of the subject site) is designated for Low Density Residential use, 2.5 to 6 units per gross acre and as such, the Master Plan would allow Low-Medium Residential (5.0 to 13 units per gross acre) on the south half (the business and office designated portion) of the site for a maximum of 128 units. The combined total number of units that the Master Plan would permit on the entire subject property is 187. The RU-3M zoning proposed would be inconsistent with the CDMP on the north half of the property (designated low density) without a covenant restricting the development of the site to the plans submitted showing a total of 154 units on the site which is below the CDMP's maximum total of 187. As previously mentioned, the applicant will proffer said covenant which will limit the development of the site to the site plan submitted. The 154 units proposed will be below the maximum permitted by the LUP map and will be **consistent** with the Master Plan. Additionally, RU-3M zoning will be **compatible** with the surrounding area, including the RU-3M zoning district to the north. Accordingly, staff recommends denial of the appeal and approval of this application, subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:** Denial of the appeal.

J. **CONDITIONS:** None.

DATE INSPECTED: 11/12/02
DATE TYPED: 11/27/02
DATE REVISED: 01/27/03; 01/29/03; 04/08/03; 04/24/03
DATE FINALIZED: 04/24/03
DO'QW:AJT:MTF:REM:JDR


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: November 19, 2002

RECEIVED
NOV 26 2002

SUBJECT: C-10 #Z2002000168-Revised
Coral West, Ltd.
NWC corner of SW 147th Avenue &
SW 26th Street
DBC from GU to BU-1A and RU-TH
(GU) (19.8 Ac.)
09-54S-39E

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development within the wellfield protection area.

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant in accordance with Section 24-12.1(5) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. Consequently, the subject application may be approved and it may be scheduled for public hearing.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 3,400 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM shall require that any development on the site be connected to public sanitary sewer system. All sewer lines shall be required to comply with exfiltration requirements as applied to wellfield protection areas.

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Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

The subject property is located within the Bird Drive Everglades Wetlands Basin. Cut and fill as well as drainage restrictions are in effect within this basin. Development on this property is required to set aside surface water management areas that shall comply with basin requirements. The project complies with said requirements and DERM has issued cut & fill permit No. 350 for the proposed development.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Positive drainage systems and overland stormwater runoff into any proposed lake are not permitted. Therefore, DERM will require that an earthen berm with a top elevation of one foot above flood criteria be placed along any proposed lake in order to prevent overland discharge of stormwater runoff. A Class II permit would be required for the construction of a drainage system with an outfall to any proposed lake and into a canal.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

A Class II Permit from DERM will be required for the construction of any drainage system with an overflow outfall into the lake.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of some land uses permitted under the BU-1A zoning classification, operating permits from DERM

might be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject property is located in the Bird Drive Basin, which is a jurisdictional wetland area according to the County Code. Therefore, a Class IV Wetland Permit and compliance with the North Trail/Bird Drive Everglades Basin Ordinance and Plans for mitigation, tree island preservation and fill encroachment/stormwater management criteria will be required before any work can take place on the property. These criteria require on-site stormwater management and a mitigation contribution to fund off-site mitigation to compensate for wetland values lost as a result of the proposed project. In addition, the lake slopes in the Bird Drive Everglades Basin are required to be no steeper than 4:1.

The property is also jurisdictional according to the regulations of the Army Corps of Engineers under General Permit SAJ-74. Please contact the Wetlands and Forest Resources Section of DERM at (305) 372-6585 for additional information concerning requirements pertaining to the Class IV and SAJ-74 permits.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Coral West Ltd.

This Department has no objections to this application subject to the following:

Median openings must be approved by the Director of Public Works and must align to proposed developments to the east of SW 147 Ave. or have the appropriate spacing. If median opening is not approved then traffic movement shall only be right in, right out from the proposed development.

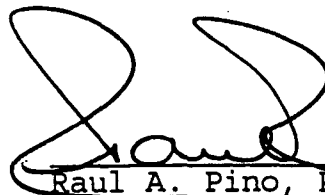
Right in and right out turning only from connection to SW 26 St.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **102 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9134	Coral Way w/o SW 137 Ave.	C	C
9112	Bird Dr. Ext. w/o SW 147 Ave.	A	A
9110	Bird Dr. Ext. w/o SW 137 Ave.	D	D
9826	SW 147 Ave. s/o Bird Dr. Ext.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.


Raul A. Pino, P.E.S.

FEB. 04 2003

Date



Miami-Dade County Public Schools

giving our students the world

Administrative Director
Ana Rijo-Conde, AICP

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

April 11, 2003

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

**Superintendent
of Schools**
Merrett R. Stierheim

Re: Coral West, Ltd. - Application No. 02-168 (CC10)
Northwest Corner of SW 147 Avenue and SW 26 Street (Coral Way)

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH capacity (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that only one school facility meets the referenced review threshold. The proposed residential development will impact W. R. Thomas Middle School currently operating at 126% of FISH capacity. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH capacity of W. R. Thomas Middle School to 127% (please see attached analysis). As such, it is our recommendation that dialogue among all affected parties take place as it relates specifically to public schools in the affected area that meet the review threshold.

Please note that both a middle school (S/S "VV1"-Lamar Louise Curry Middle) and a high school (S/S "PPP"-John A. Ferguson Senior) are under construction at S.W. 47th Street and S.W. 157th Avenue and at S.W. 56th Street and S.W. 162nd Avenue, respectively; the anticipated completion dates for same are Spring of 2004 and Fall of 2004, respectively. Although it is possible that these schools will serve all or a portion of this general area, the attendance boundaries have not yet been established; as such, assurances cannot be provided by the School District that the proposed schools will help to alleviate the impacts of the proposed development.

Ms. Ruth Ellis Myers
April 11, 2003
Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications for Community Council 10.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

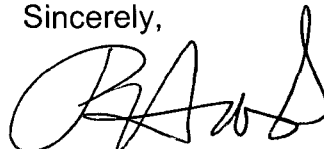
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 154-unit development is estimated to generate approximately \$376,992 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-1085
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Ivan Rodriguez
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-168, Coral West, Ltd. (CC10)

REQUEST: Zone change from GU to RU-3M

ACRES: 19.8 acres

LOCATION: Northwest Corner of SW 147 Avenue and SW 26 Street (Coral Way)

UNITS: 154 units

**ESTIMATED
STUDENT
POPULATION:** 84 students*

ELEMENTARY: 39

MIDDLE: 21

SENIOR: 24

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Joe Hall Elementary - 1901 SW 134 Ave.

MIDDLE: W. R. Thomas Middle - 13001 SW 26 St.

SENIOR HIGH: G. Holmes Braddock Senior - 3601 SW 147 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Joe Hall Elem	633/ 672*	839	75%/ 80%*	23	73%/ 78%*
W. R. Thomas Middle	1319/ 1340*	1051	126%/ 127%*	0	126%/ 127%*
G. Holmes Braddock Sr.	4645/ 4669*	3111	149%/ 150%*	1044	112%/ 112%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary and senior high schools do not meet the review threshold

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Joe Hall Elementary:

Access to computers:	In each classroom and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	FL School Recognition as an "A" School
Special Programs:	Before/After-school Care and Enrichment classes
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	Computer Lab
Teachers required to float/travel:	None

W. R. Thomas Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 1990:

Classrooms and Science Labs

Recognition for Academic Achievement:

Raised from "C" school to "B" school

Special Programs:

After-school care, Enrichment, Vocational and Community classes

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

Social Studies

G. Holmes Braddock Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

Magnet programs

Lunch schedule:

Begins at 10:35 a.m.

Non-instructional space utilized for instructional purposes:

Offices and Book storage rooms

Teachers required to float/travel:

None

PLANNED RELIEF SCHOOLS IN THE AREA (information as of January, 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Lamar L. Curry Middle	Design	Spring/2004
John A. Ferguson Sr.	Design	Fall/2004

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$489,972.

CAPITAL COSTS: Based on the State's April-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	39	x	\$ 13,185	=	\$ 514,215
MIDDLE	21	x	\$ 15,118	=	\$ 318,948
SENIOR	24	x	\$ 20,005	=	\$ 480,120

Total Potential Capital Cost	\$1,313,283
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

	Applicant Name & Number	Location Address	Units/Students	Schools	Community Council/ Date	Approved/ Denied/ Comments
1	SOUTH MIAMI METRORAIL STATION SITE	Property bounded by Sunset Dr., SW 59 Pl. SW 70 St. and US-1	144 Units/ 23 Students	LUDLAM ELEM-12 S. MIAMI MID-6 S. MIAMI SR-5	BCC	APPROVED
2	GEORGE E. WILLIAMSON, II AND THOMAS W. WILLIAMSON	SEC of N. Kendal Dr. and Dadeland Blvd.	373 Units/ 78 Students	KENWOOD ELEM-27 GLADES MID-12 S. MIAMI SR-11	BCC 3/14/02	APPROVED \$123,240 O/A
3	CYRUS L. LAPLANT, TRUSTEE, ET AL #00-426	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	106 Units/ 64 Students	CARIBBEAN ELEM-50 MAYS MID-22 SOUTHRIDGE SR-20	BCC 7/11/02	APPROVED
1	AMUSEMENT MANAGEMENT, INC. #00-375	7775 NW 8 St.	448 Units/ 125 Students	SEMINOLE ELEM-68 W MIAMI MID-30 CORAL PARK SR-27	CC10	APPROVED
2	ARNALDO AND NERCY BARROSO #01-035	S of SW 10 St. and E of SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10	APPROVED
3	FERRO DEVELOPMENT LLC #01-355	NWC of SW 10 St. and SW 152 Ave.	120 Units/ 55 Students	HURSTON ELEM-30 BELL MID-13 BRADDOCK SR-12	CC10 1/08/02	APPROVED
4	FRANCISCO LICEA, JUAN CARLOS LICEA & IDALYS LICEA #01-327	N of SW 20 St. and W of SW 144 Ave.	22 Units/ 12 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/02	APPROVED
5	GERARDO & REGINA LANES #01-331	S of SW 30 St. and W of SW 147 Ave.	21 Units/ 12 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/02	APPROVED
6	SOLOMAN PROPERTIES #00-058	SW 152 Ave. and SW 36 St.	26 Units/ 12 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/09/01	APPROVED
7	ZUMMA PROPERTIES #00-051	NW 127 Ln. and NW 7 St.	6 Units/ 3 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-0	CC10 1/09/01	APPROVED
8	BICHACHI CONTRACTOR, INC. #00-274	SW 148 Ave. and theo. SW 32 St.	20 Units/ 11 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	CC10 1/23/01	APPROVED
9	CANDIDO F./MARIA M. DIAZ-CRUZ #00-251	SW 144 Ave. and theo. SW 28 St.	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 1/23/01	APPROVED
10	RAFAEL AND RODOLFO NOGUERA #00-272	SW 149 Ave. and theo. SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 1/23/01	APPROVED
11	RAFAEL AND RODOLFO NOGUERA #00-273	SW 148 Ave. and theo. SW 32 St.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 1/23/01	APPROVED

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

12	HERMILIO CONCEPCION AND JULIAN MARINEZ #01-354	SWC of SW 23 St. and SW 144 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 1/30/02	APPROVED
13	FELIX/ZILIA CORDERO #01-127	NEC of SW 29 St. and SW 149 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/04/01	APPROVED
14	FRANCISCO MENDOZA & MABEL OLIVA #01-195	NEC of SW 14 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/04/01	APPROVED
15	GIL AT CORAL WAY #01-213	NWC of SW 30 St. and SW 144 Ave.	36 Units/ 20 Students	GREENGLADE ELEM-11 WR THOMAS MID-5 BRADDOCK SR-4	CC10 10/04/01	APPROVED
16	MIRIAM GOMEZ LEYVA #01-158	W of SW 147 Ave. and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/04/01	APPROVED
17	CENTURY IV. INC. #02-043	NWC of SW 69 Ave. and SW 40 St.	17 Units/ 3 Students	CORAL TERRACE ELEM- 2 W MIAMI MID-1 S MIAMI SR-0	CC10 10/08/02	APPROVED
18	JOSE DE LA UZ #02-202	SW 147 Ave. and SW 20 St.	14 Units/ 8 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 10/08/02	APPROVED
19	UNIVERSITY TRAIL APARTMENTS, LLC #01-367	S side of SW 8 St. Btwn SW 129 Ct. and SW 132 Ave.	20 Units/ 5 Students	HURSTON ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/08/02	APPROVED
20	CONCEPCION, LTD. #01-194	NEC of SW 11 St. and SW 146 Ave.	9 Units/ 5 Students	HURSTON ELEM-3 BELL MID-1 BRADDOCK SR-1	CC10 10/24/01	APPROVED
21	GERARDO HERNANDEZ #01-224	NEC of SW 30 St. and SW 147 Ave.	13 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/24/01	APPROVED
22	LISARDO & OROSIA VEGA #00-285	SEC of SW 26 St. and SW 140 Ave.	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/24/01	APPROVED
23	SERGIO CONCEPCION #01-236	SEC of SW 14 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
24	VALENTIN & EMILIO ALVEREZ #01-079	NEC OF SW 16 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
25	ALICIA SCHWIEGER #02-127	N of SW 9 Terr. And SW 143 Ave.	10 Units/ 6 Students	HURSTON ELEM-3 BELL MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
26	CASTILLIAN & ASSOCIATES, INC. #02-128	SEC of SW 147 Ave. and SW 18 St.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/8/02	APPROVED

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

27	CASTILLIAN & ASSOCIATES, INC. #02-129	NEC of SW 147 Ave. and SW 18 St.	17 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 10/8/02	APPROVED
28	GIL AT CORAL WAY #02-146	E of SW 144 Ave. and SW 26 St.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
29	JOSE & MARIA CORTEGUERA #02-133	N of SW 26 St. and W of SW 147 Ave.	12 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
30	ISIDRO G. DIAZ #01-269	S of NW 7 St. and E of NW 128 Pl.	9 Units/ 4 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-1	CC10 11/27/01	APPROVED
31	JOSE PEREZ CORDERA #01-328	SEC of SW 26 St. and SW 144 Ave.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 11/27/01	APPROVED
32	2002 INVESTMENTS, INC. #02-065	SWC of SW 26 St. and SW 142 Ave.	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 12/10/02	APPROVED
33	FLORIDA POWER INVESTMENTS, INC. #01-306	NWC of SW 147 Ave. and SW 17 St	18 Units/ 10 Students	HALL ELEM-5 BELL MID-3 BRADDOCK SR-2	CC10 12/10/02	APPROVED
34	MANUEL LOPEZ, JR., ET AL #02-197	SWC of SW 154 Ave. and SW 10 St.	27 Units/ 15 Students	HURSTON ELEM-8 BELL MID-4 BRADDOCK SR-3	CC10 12/10/02	APPROVED
35	CELOMADING, S.A. #99-221	SW 24 St. and SW 152 Ave.	795 Units/ 404 Students	HALL/HURSTON ELEM-109/109 WR THOMAS MID-97 BRADDOCK SR-89	CC10 2/13/01	APPROVED 5.1-acres O/A opt to purch 11 ac
36	GONZALO SOLIS, ET AL #00-194	NEC of Coral Way and SW 157 Ave.	109 Units/ 60 Students	GREENGLADE ELEM-33 WR THOMAS MID-14 BRADDOCK SR-13	CC10 2/13/01	APPROVED \$84,660 O/A
37	ALCO GROUP, INC. #00-396	S of SW 10 St. and SW 156 Ave.	18 Units/ 10 Students	HURSTON ELEM-5 BELL MID-3 BRADDOCK SR-2	CC10 3/06/01	APPROVED
38	ALCO GROUP, INC. #00-397	SEC of SW 10 St. and SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10 3/06/01	APPROVED
39	ALCO GROUP, INC. #00-399	N of SW 26 St. and E of SW 157 Ave.	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	CC10 3/06/01	APPROVED
40	JOSE & MARIA CORTEGUERA #00-104	SWC of SW 34 St. and SW 147 Ave.	16 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 3/06/01	APPROVED
41	CASSANDRA MARROQUIN #00-400	E of SW 157 Ave. and SW 16 St.	16 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 3/06/2001	APPROVED

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

42	L&L FAMILY HOLDINGS, INC. #01-434	S of SW 26 St. and W of SW 147 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 3/12/02	APPROVED
43	U.N.G. ENTERPRISES, INC. #01-436	NEC of SW 28 St. and SW 149 Ave.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 3/12/02	APPROVED
44	ALCO GROUP, INC. #00-414	SW 10 St. and SW 156 Ave.	27 Units/ 15 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-3	CC10 3/13/01	APPROVED
45	ALCO GROUP, INC. #00-415	SW 12 St. and SW 157 Ave.	28 Units/ 15 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-3	CC10 3/13/01	APPROVED
46	CARLOS R. RUA #00-363	SW 147 Ave. and SW 14 St.	12 Units/ 7 Students	HALL ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10 4/11/01	APPROVED
48	HERMILIO CONCEPCION #02-051	NWC of SW 144 Ave. and SW 17 St.	21 Units/ 12 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-3	CC10 4/23/02	APPROVED
49	ANGEL PENA AND FERNANDO DELGADO #00-361	NWC of SW 147 Ave. and SW 32 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
49	ANGEL PENA AND VERENA MARCOS #01-029	E of SW 149 Ave. and SW 36 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
50	AZALEA M. CHIRINO #01-086	S of SW 12 St. and E of SW 155 Ave.	17 Units/ 9 Students	HURSTON ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
51	CARAMBOLA INVESTMENTS CORP. #01-030	SEC of SW 149 Ave. and theor. SW 34 St.	16 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
52	CARLOS RODRIGUEZ, RENE ESPINOSA AND CELESTINO CANO #00-401	E of SW 147 Pl. and S of SW 34 St.	17 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
53	HERMILIO CONCEPCION AND JULIAN MARINEZ #01-025	N of SW 14 St. and E of SW 147 Ave.	16 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
54	NEFLER INVESTMENTS CORP. #00-389	E of SW 149 Ave. and SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
55	S&N INTERNATIONAL, INC. #01-021	W of SW 147 Ave. and S of SW 30 St.	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 5/22/01	APPROVED
56	ALCO GROUP, INC. #00-413	SW 18 St. and SW 157 Ave.	152 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	CC10 5/22/01	APPROVED \$120,000 O/A

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

57	ANGEL PENA AND RAYSA NUNEZ #01-334	S of SW 28 St. and W of SW 147 Ave.	24 Units/ 13 Students	GREENGLADE ELEM-7 WR THOMAS MID-3 BRADDOCK SR-3	CC10 6/25/02	APPROVED
58	GUSTAVO & MANUEL MEJIDO/RAUL MOREJON #02-014	SWC of Sw 144 Ave. and SW 23 Ln.	20 Units/ 11 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	CC10 6/25/02	APPROVED
59	LUIS E. CARRAZANA, ET AL #02-117	S of SW 38 St. and W of SW 147 Ave.	13 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 6/25/02	APPROVED
60	VIRILIO SANCHEZ #01-332	NWC of Sw 144 and SW 23 St.	25 Units/ 14 Students	HALL ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	CC10 6/25/02	APPROVED
61	YEMC CONSTRUCTION & DEVELOPMENT, INC. #02-107	NWC of SW 143 Ave. and SW 9 Terr.	14 Units/ 8 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-2	CC10 6/25/02	APPROVED
62	HERMILIO CONCEPCION #02-118	SEC of SW 147 Ave. and SW 14 St.	26 Units/ 14 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-3	CC10 7/16/02	APPROVED
63	JUAN & IDALIA SUAREZ #01-373	SEC of SW 22 St. and SW 147 Ave.	30 Units/ 17 Students	HALL ELEM-9 WR THOMAS MID-4 BRADDOCK SR-4	CC10 7/16/02	APPROVED
64	VIPI CORP., INC. #02-105	W of NW 127 Ave. and NW 6 Ln.	18 Units/ 9 Students	DOUGLAS ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 7/16/02	APPROVED
65	ONDINA P. GOMAR #00-410	SW 148 Ave. and SW 36 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/17/01	APPROVED
66	ACOSTA BROTHERS NURSERY, INC. #01-043	S of Coral Way and 150' W of SW 144 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/24/01	APPROVED
67	CRUZ AND MIRIAM ACOSTA #01-042	350' S of Coral Way and 305' W of SW 144 Ave.	12 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 7/24/01	APPROVED
68	DANIEL TACHER #01-044	W of SW 144 Ave. and 660' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 7/24/01	APPROVED
69	JOAQUIN A. SANCHEZ #01-053	W of SW 144 Ave and 825' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 7/24/01	APPROVED
70	ANTHONY MIJARES #01-125	SW 15 St. and W of SW 154 Ave.	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	CC10 9/25/01	APPROVED
71	DOLORES P. GARCIA #01-111	SWC of SW 145 Ct. and SW 28 St.	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 9/25/01	APPROVED

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

72	F.P.G. WHOLESALE, INC. #01-193	NEC of SW 10 St. and SW 157 Ave.	94 Units/ 52 Students	HURSTON ELEM-28 BELL MID-13 BRADDOCK SR-11	CC10 9/25/01	APPROVED
73	GRACIELA AND EDMUNDO RESPETO #01-162	Theo. SW 155 Ave. and SW 20 St.	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	CC10 9/25/01	APPROVED
74	DANKRO, INC. AND KRODAN, S.A. #00-316	Btwn Sw 10 St. and Coral Way and W of SW 152 Ave.	733 Units/ 361 Students	HALL & HURSTON ELEM-97/98 BELL & WR THOMAS MID-43/44 BRADDOCK SR-79	CC10 9/25/01	APPROVED \$295,400 O/A
75	CORAL WEST, LTD. #02-168	NWC of SW 147Ave. and SW 26 St. (Coral Way)	154 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	CC10 2/19/03	APPROVED
76	S&N INTERNATIONAL, INC. #02-304	W of SW 147 Ave. and S of SW 30 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 2/19/03	APPROVED
77	MARIO RODRIGUEZ #02-342	E of SW 147 Ave. and N of SW 18 St.	9 Units/ 5 Students	HALL ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 2/19/03	APPROVED
78	ERO ENTERPRISES, INC. #01-156	W of SW 147 Ave. and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/24/01	DENIED
1	CROPSEYVILLE CORP. N.V. #97-359	SWC of SW 167 Ave. and N. Kendall Dr.	1007 Units/ 388 Students	EVE ELEM-210 HAMMOCKS MID-93 VARELA & SUNSET SR- 85	CC11 10/10/01	APPROVED
2	CUBAN AGRICOLA, INC. #01-068	14945 SW 160 St.	4 Units/ 2 Students	GORDON ELEM-1 RICHMOND HGTS MID-1 SOUTHRIDGE SR-0	CC11 4/29/02	APPROVED
3	JOSE A. & ILEANA GARCIA #01-199	SEC of SW 52 St. and SW 166 Ave.	15 Units/ 8 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 11/01/01	APPROVED
4	LEIZA INVESTMENT CORP. #01-337	NW & SWC of SW 45 St. and SW 164 Aave.	140 Units/ 72 Students	ROBERTS ELEMID- 39/17 BRADDOCK SR-16	CC11 1/22/02	APPROVED
5	PROVINCIAL REALTY ASSOCIATES, INC., ET AL #01-424	E of SW 167 Ave and S of SW 56 St.	100 Units/ 55 Students	ASHE ELEM-30 DOOLIN MID-13 VARELA & BRADDOCK SR-12	CC11 6/18/02	APPROVED
6	VICTOR & ELIAS SACA & HILDA BALLESTEROS #01-249	NEC of SW 54 St. and SW 167 Ave.	39 Units/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-5	CC11 11/01/02	APPROVED
7	DAVID G. & ESTHER C. WEBSTER #02-141	W of Sw 125 Ave. and S of SW 75 St.	2 Units/ 1 Students	WINSTON PARK ELEM-1 MCMILLAN MID-0 SUNSET SR-0	CC11 9/24/02	APPROVED
8	TEMA BURK #01-353	7540 and 7575 SW 127 Aves.	7 Units/ 4 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-1	CC11 1/22/02	APPROVED

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

9	GREENIE PARTNERS, LTD. #00-101	SWC of SW 122 Ave. and SW 120 St.	486 Units/ 188 Students	DEVON AIRE ELEM-102 RICHMOND HGTS MID-45 KILLIAN SR-41	CC11 6/26/01	APPROVED \$130,000 O/A
10	FICODOM #00-173	NEC of SW 167 Ave. and N. Kendall Dr.	516 Units/ 246 Students	EVE ELEM-133 DOOLIN MID-59 VARELA & BRADDOCK SR-54	CC11 2/06/01	APPROVED \$159,782 O/A
11	LAUTARO DEVELOPMENT #01-058	11400 SW 137 Ave.	320 Units/ 122 Students	PEPPER ELEM-66 ARVIDA MID-29 SUNSET SR-27	CC11 7/26/01	APPROVED
12	MILON CORP., N.V. #00-238	W of SW 157 Ave. and N/S of SW 144 St.	517 Units/ 259 Students	GORDON ELEM-140 RICHMOND HGTS MID-62 SOUTHRIDGE SR-57	CC11 10/10/01	APPROVED 6 acres O/A opt to purch 9 ac
13	RAFAEL E. PADIERNE #01-145	SWC of SW 174 St. and SW 147 Ave.	2 Units/ 1 Students	MIAMI HEIGHTS ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	CC11 12/13/01	APPROVED
14	KISHIN J. BALANI #00-210	NWC of SW 162 Ave. and SW 62 St.	24 Units/ 13 Students	ASHE ELEM-7 DOOLIN MID-3 VARELA SR-3	CC11 9/24/02	APPROVED
15	CASTCANA ENTERPRISE, INC. #02-165	NEC of SW 164 St. and SW 154 Ave	12 Units/ 6 Students	GORDON ELEM-3 RICHMOND HGTS MID-2 SOUTHRIDGE SR-1	CC11 10/30/02	APPROVED
16	JOAN WANNER, KATE COUNTS, BEVERLY SIMMS & JOHN SIMMS, JR. #01-386	18005 SW 157 Ave.	36 Units/ 18 Students	MIAMI HEIGHTS ELEM-10 REDLAND MID-4 SOUTH DADE SR-4	CC11 10/30/02	APPROVED
17	BGR DEVELOPMENT II, LLC #02-219	NEC of SW 167 Ave. and SW 56 St.	15 Units/ 8 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 10/30/02	APPROVED
18	HOMESTAR AT MILLER COVE, INC. #00-299	N of SW 56 St. and W of SW 162 Ave.	44 Units/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-5	CC11 11/13/02	APPROVED
19	LAZARO DUARTE, ET AL #02-147	E of SW 157 Ave. and N of SW 184 St.	18 Units/ 9 Students	MIAMI HEIGHTS ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC11 11/13/02	APPROVED
20	PENNY'S INVESTMENTS, CORP. #02-112	E of SW 167 Ave. and N of SW 45 St.	64 Units/ 35 Students	ROBERTS ELEMID-19/8 BRADDOCK SR-8	CC11 11/13/02	APPROVED
21	MLR DRIVE CO. #02-049	SEC of Sw 167 Ave and Sw 56 St.	36 Units/ 31 Students	ASHE ELEM-17 DOOLIN MID-7 VARELA SR-7	CC11 1/7/03	APPROVED
22	ARMANDO H. COBO #02-142	7441 SW 125 Ave.	5 Units/ 3 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-0	CC11 9/24/02	APPROVED
23	WILLIAM CALVERT, TRUSTEE #99-328 (#01-235)	SWC of SW 56 St. and SW 162 Ave.	53 Units/ 29 Students	ASHE ELEM-16 DOOLIN MID-7 VARELA & SUNSET SR-3/3	CC11 7/24/02 2/04/03	APPROVED REMANDED

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

24	LAUTARO DEVELOPMENT #02-210	NWC of SW 137 Ave. and SW 120 St.	208 Units/ 121 Students	PEPPER ELEM-65 ARVIDA MID-29 SUNSET SR-27	CC11 2/4/03	APPROVED
25	JJMC VENTURES, INC. #02-344	E of SW 157 Ave. and S of SW 176 St.	24 Units/ 14 Students	MIAMI HEIGHTS ELEM-8 REDLAND MID-3 SOUTH DADE SR-3	CC11 3/04/03	APPROVED
26	TAMIAMI KENDALL INVESTMENTS. INC. #99-413	7441 SW 125 Ave.	328 Units/ 190 Students	GLORIA FLOYD ELEM- 103 RICHMOND HGTS MID- 46 SUNSET SR-42	CC11 4/1/03	APPROVED
1	ARLENE POLLOCK #01-110	S of SW 96 St. and W of SW 107 Ct.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
2	CAULEY PALISADE CORP. #02-096	9325 SW 128 St.	7 Units/ 3 Students	VINELAND ELEM-2 PALMETTO MID-1 KILLIAN SR-0	CC12 10/22/02	APPROVED
3	DAVID KING #01-109	SWC of SW 96 St. and SW 107 Ct.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
4	GENERAL CONFERENCE CORP OF 7TH DAY ADVENTIST #00-440	8100 SW 117 Ave.	10 Units/ 6 Students	SUNSET PARK ELEM-3 GLADES MID-2 KILLIAN SR-1	CC12 7/05/01	APPROVED
5	HARLON & ANN SACHS #02-140	9500 SW 68 St.	3 Units/ 1 Students	SNAPPER CREEK ELEM- 1 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 10/22/02	APPROVED
6	JAY A. DAVIS #01-108	S of SW 96 St. and W of SW 107 Ave.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
7	MARQUISE'S INVESTMENTS, LLC #00-176	9520 SW 92 St.	3 Units/ 1 Students	KENDALE ELEM-1 GLADES MID-0 KILLIAN SR-0	CC12 9/20/2001	APPROVED
8	MARTA DE VARONA #00-370	9390 SW 66 St.	2 Units/ 1 Students	SNAPPER CREEK ELEM- 1 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 2/20/01	APPROVED
9	LUDLAM POINT CLUB, LLC #02-221	6801 SW 44 St.	118 Units/ 17 Students	S. MIAMI ELEM-9 S. MIAMI MID-4 S. MIAMI SR-4	CC12 11/26/02	APPROVED
10	JORGE A. RODRIGUEZ #02-264	5810 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM- 0 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 11/26/02	APPROVED
11	HENRY FORERO #02-172	13010 SW 102 Ave.	4 Units/ 1 Student	LEEWOOD ELEM-1 PALMETTO MID-0 KILLIAN SR-0	CC12 11/26/02	APPROVED
12	HHJ DEVELOPMENT, LLC #01-388	8820-90 SW 94 St.	3 Units/ 1 Student	KENWOOD ELEMID-1/0 KILLIAN SR-0	CC12 11/26/02	DENIED

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

13	OTTO GONZALEZ JR. #01-364	6725 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM-0 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 1/24/02	DENIED
14	EMILIA A. LAVIN #01-375	7890 SW 72 Ave.	4 Units/ 2 Students	LUDLAM ELEM-1 S. MIAMI MID-1 S. MIAMI SR-0	CC12 3/26/02	DENIED
15	RAMON LAVIN #01-378	N of SW 80 St. and approx. 152' W of SW 72 Ave.	3 Units/ 1 Students	LUDLAM ELEM-1 S. MIAMI MID-0 S. MIAMI SR-0	CC12 3/26/02	DENIED

Note: There are nine applications that are pending which would generate 205 students.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
DR. BOWMAN FOSTER ASHE ELEM	1268	70	1338	1113	193	102%
CARIBBEAN ELEM	944	50	994	927	24	105%
CORAL TERRACE ELEM	598	2	600	451	105	108%
DEVON AIRE ELEM	835	102	937	896	23	102%
DOUGLAS ELEM	1092	9	1101	1143	0	96%
CHRISTINA M. EVE ELEM	756	343	1099	886	0	124%
GLORIA FLOYD ELEM	809	103	912	931	23	96%
JACK D. GORDON ELEM	1793	144	1937	1353	207	124%
GREENGLADE ELEM	629	149	778	457	23	162%
HALL ELEM	633	439	1072	839	23	124%
HURSTON ELEM	676	304	980	1005	0	98%
KENDALE ELEM	1103	4	1107	848	182	107%
KENWOOD ELEM	1019	27	1046	1053	23	97%
LEEWOOD ELEM	679	1	680	705	48	90%
LUDLAM ELEM	600	12	612	439	190	97%
MIAMI HEIGHTS ELEM	1297	24	1321	836	158	133%
CLAUDE PEPPER ELEM	1105	131	1236	877	115	125%
JANE ROBERTS ELEMIDDLE	1483	88	1571	1471	92	101%
SEMINOLE ELEM	703	68	771	635	23	117%
S. MIAMI ELEM	571	9	580	280	149	135%
SNAPPER CREEK ELEM	611	2	613	492	0	125%
SUNSET PARK ELEM	830	3	833	799	23	101%
VINELAND ELEM	705	2	707	602	125	97%
WINSTON PARK ELEM	1022	5	1027	854	46	114%
ELEMENTARY TOTALS	21761	2091	23852	19892	1795	110%

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
ARVIDA MID	1905	61	1966	1036	184	161%
BELL MID	1713	123	1836	1194	176	134%
HOWARD A. DOOLIN MID	1997	89	2086	1210	90	160%
GLADES MID	1630	14	1644	845	176	161%
HAMMOCKS MID	2480	93	2573	1693	297	129%
MAYS MID	1095	22	1117	1023	45	105%
HOWARD D. MCMILLAN MID	1731	2	1733	942	232	148%
PALMETTO MID	1868	1	1869	966	159	166%
REDLAND MID	1763	9	1772	1144	25	152%
RICHMOND HEIGHTS MID	1616	156	1772	1207	284	119%
JANE ROBERTS ELEMIDDLE	1483	39	1522	1471	92	97%
S. MIAMI MID	1213	10	1223	739	90	148%
W MIAMI MID	1616	31	1647	1268	27	127%
WR THOMAS MID	1319	289	1608	1051	0	153%
MIDDLE TOTALS	23429	939	24368	15789	1877	138%
G. HOLMES BRADDOCK SR	4645	430	5075	3111	1044	122%
CORAL PARK SR	4394	27	4421	2184	1015	138%
MIAMI KILLIAN SR	3779	42	3821	2227	257	154%
MIAMI SOUTHRIDGE SR	4184	78	4262	2372	309	159%
MIAMI SUNSET SR	3586	142	3728	2680	976	102%
SOUTH DADE SR	2824	9	2833	1871	283	132%
S MIAMI SR	3026	20	3046	1818	281	145%
FELIX VARELA SR	4464	89	4553	3157	0	144%
SENIOR HIGH TOTALS	30902	837	31739	19420	4165	135%

TOTAL	76092	3867	79959	55101	7837	127%
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Miami-Dade County Public Schools Charter Schools

Existing Charter School

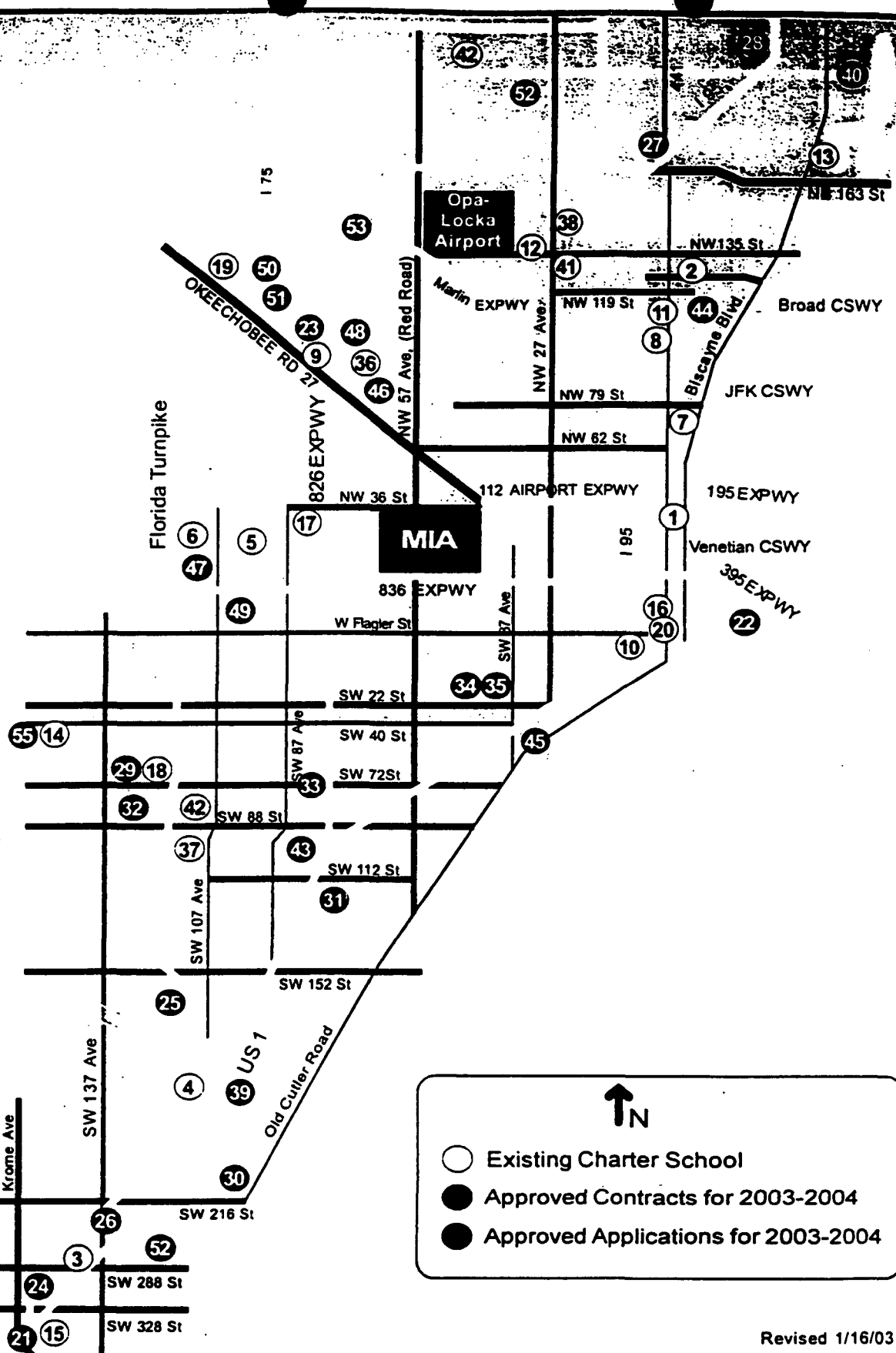
- ① ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
- ② ASPIRA (North) Youth Leadership, 13300 Memorial Highway, North Miami, FL 33161
- ③ ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
- ④ Coral Reef Montessori Academy, 19000 SW 112 Avenue, Miami, FL 33157
- ⑤ Doral Academy, 2450 NW 97 Avenue, Miami, FL 33172
- ⑥ Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
- ⑦ Florida International Academy, 7630 Biscayne Boulevard, Miami, FL 33138
- ⑧ Liberty City Charter School, 8700 NW 5 Avenue, Miami, FL 33150
- ⑨ Mater Center School, Inc., 7700 NW 98 Street, Hialeah Gardens, FL 33016
- ⑩ Mater Academy East, 417 SW 4 Avenue, Miami, FL 33130
- ⑪ M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
- ⑫ North County Charter School, 3400 NW 135 Street, Miami, FL 33054
- ⑬ Northeast Academy, 1750 NE 168 Street, North Miami Beach, FL 33162
- ⑭ Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
- ⑮ Ross Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
- ⑯ Ross Parks Community School Overtown, 430 NW 9 Street, Miami, FL 33136
- ⑰ Ryder Elementary Charter School, 8360 NW 33 Street, Miami, FL 33122
- ⑱ Spiral Tech Elementary, 12400 SW 72 Street, Miami, FL 33183
- ⑲ Youth Co-Op, 12051 West Okeechobee Road, Hialeah Gardens, FL 33018
- ⑳ Downtown Miami Charter School, 305 NW 3 Avenue, Miami, FL 33128
- ㉑ Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- ㉒ Archimedeon Academy, 10870 SW 113 Place, Miami, FL 33176
- ㉓ North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
- ㉔ Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
- ㉕ Sendor Wiener School of Opportunity, 20000 NW 47 Court, Opa-Locka, FL 33055 and 11025 SW 84 Street, Miami, FL 33173

Approved Applications for 2003-2004

- ㉚ Stanley Axlrod Charter School, 7901 NW 103 Street, Miami, FL 33016
- ㉛ Paul Cejas Charter School, 17801 NW 2 Avenue or NW 175 Street and NW 7 Avenue, Miami, FL
- ㉜ Chancellor Charter School at Coral Gables, Downtown Coral Gables
- ㉝ Coral Gables Community Charter School, Downtown Coral Gables
- ㉞ Miami Shores Senior (location to be determined)
- ㉟ Children First Charter School, 590 W 20 Street, Hialeah, FL 33010
- ㊱ Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
- ㊲ Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- ㊳ Mater Academy South Charter School, Sweetwater area
- ㊴ Mater Gardens Academy Elementary School, Hialeah Gardens area
- ㊵ Mater Gardens Academy Middle School, Hialeah Gardens area
- ㊶ School for Integrated Academics and Technologies (SIATech)
3050 NW 183 Street, Miami, FL 33056, and
12350 SW 285 Street, Homestead, FL 33033
- ㊷ West Hialeah Academy, Hialeah area
- ㊸ Balere Language Academy, 20130 SW 304 Street, Homestead, FL 33030
- ㊹ Pinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175
- ㊺ Mater Springs Academy Elementary School (location to be determined)
Mater Springs Academy Middle School (location to be determined)
Nova Southeastern University Charter Academy of Excellence (location to be determined)
Miami-Dade Charter Foundation (6 sites - locations to be determined)
Somerset Academy (8 sites - locations to be determined)

Approved Contracts for 2003-2004

- ㊻ Keys Gate Charter School, SW 152 Avenue and SE 24 Street, Homestead, FL 33030
- ㊼ Miami Children's Museum Charter School, Watson Island, FL
- ㊽ Bayard Rustin Charter School, SW 312 Street, east of SW 167 Avenue, Miami, FL 33033
- ㊾ Elizabeth du Fresno Charter School, SW 117 Avenue, north of SW 164 Terrace, Miami, FL 33157
- ㊿ Tobias Simon Charter School, 24400 SW 137 Avenue, Miami, FL 33032
- ㋀ Janet Dean Charter School, north of Ives Dairy Road, between NE 10 and 12 Avenue, Miami, FL 33179
- ㋁ Yaro Sojka Charter School, SW 127 Avenue and 72 Street, Miami, FL 33183
- ㋂ Albert Shanker Charter School, SE corner of Quail Roost Drive and Florida Turnpike, Miami, FL 33189
- ㋃ Yvonne Perez Charter School, SW 112 Street and US 1, Miami, FL 33156
- ㋄ Excelsior Academy, SW 127 Avenue & Sunset Drive, Miami, FL 33183
- ㋅ Sunset Heights Charter School, SW 84 Avenue & Sunset Drive, Miami, FL 33143
- ㋆ Sweet Home Charter School, SW 184 Street and 107 Avenue, Miami, FL 33157
- ㋇ Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
- ㋈ Somerset Academy, 11101 SW 80 Avenue, Miami, FL 33156
- ㋉ Gibson Charter School, 3629 Grand Avenue, Miami, FL 33133



↑ N

- Existing Charter School
- Approved Contracts for 2003-2004
- Approved Applications for 2003-2004

Revised 1/16/03

CORRECTED

APPEAL pursuant
to Letter Dated 3/2/0

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY JS AMOUNT OF FEE _____

RECEIPT # _____

DATE HEARD: 2/19/03

BY CZAB # 10

RECEIVED
02-168
MAR 25 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JS

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal"
and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must
be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. Z2002000168 or 02-168

Filed in the name of (Applicant) Coral West, Ltd.

Name of Appellant, if other than applicant Roberto D Vich

Address/Location of APPELLANT'S property:

① 1417 SW 136 Pl and ② Lot 10 Block 29 of Section 3 of Egret Lakes
-Vegetian Isles

Application, or part of Application being Appealed (Explanation):

Zone change From Interim District to Minimum Apartment
House District.

Appellant (name): Roberto D Vich

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with
reference to the above subject matter, and in accordance with the provisions contained in
Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board
of County Commissioners for review of said decision. The grounds and reasons supporting the
reversal of the ruling of the Community Zoning Appeals Board are as follows:

(State in brief and concise language)

Miami-Dade County Planning Department has
designated a portion of the property's
land use as business and office. I believe
that the property should be used as
commercial to help support all of the
new residential communities that are
being developed in the area.

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida
COUNTY OF Miami-Dade

Before me the undersigned authority, personally appeared Roberto D. Vich
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☐ 1. Participation at the hearing
☐ 2. Original Applicant
☒ 3. Written objection, waiver or consent


Appellant further states they understand the meaning of an oath and the penalties for perjury,
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:


Signature

NOTARIE MONTESQUE
Print Name


Signature


MARIA E. CEBALLOS
Print Name


Appellant's signature

Roberto D. Vich
Print Name

Sworn to and subscribed before me on the 25th day of April, year 2003.

☒ Appellant is personally know to me or has produced _____ as
Identification.


Notary
(Stamp/Seal)

Commission Expires



APPELLANT MUST SIGN THIS PAGE

Date: 7 day of March, year: 2003

Signed

Roberto D. Vich

Roberto D. Vich

Print Name

1417 SW 136 Pl. Miami, FL 3318

Mailing Address

305-552-9031

Phone

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Roberto Vich

Print Name

1417 SW 136 PL.

Address

Miami

FL.

33184

City

State

Zip

305-552-9031

Telephone Number

Subscribed and Sworn to before me on the 23rd day of March, year 2003

Maria E. Ceballos
Notary Public

(stamp/seal)



Commission expires:

RESOLUTION NO. CZAB10-6-03

WHEREAS, CORAL WEST, LTD. applied for the following:

GU to RU-3M

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 54 South, Range 39 East AND: The south $\frac{1}{2}$ of the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9, Township 54 South, Range 39 East, less the south 50' thereof for right-of-way of S.W. 26 Street (Coral Way) per Official Records Book 18324, Page 4152.

LOCATION: The Northwest corner of S.W. 147 Avenue & S.W. 26 Street (Coral Way), Miami-Dade County, Florida, and, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 10 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

1. That said Property shall be developed substantially in accordance with the plans previously submitted, prepared by Thomas & Calzadilla Metropolitan Architects titled, " Coral Way & 147th Avenue", consisting of 4 sheets, dated the 20th day of January, 2003, said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.
2. That the total number of units on the Property shall not exceed 154.
3. That subject to all necessary approvals from Miami-Dade County, a five (5) foot masonry wall shall be provided and maintained along the Southwest 26th Street frontage of the Property setback approximately two (2) feet from the Property line. A hedge shall be provided between the wall and the Property line.
4. That the garages for the homes on the Property shall not be enclosed with a masonry wall or otherwise.
5. That each lot within the west 75 feet of the Property shall have a minimum width of forty-five feet (45').
6. That each townhouse with the west 75 feet of the Property shall be no less than 2,300 square feet in size and shall include a garage capable of accommodating at least two (2) passenger cars.
7. That all townhouses shall provide a garage capable of accommodating at least one (1) passenger car.

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8. That any modification to the Site plan shall require the written approval of Concerned Citizens of West Dade, Inc. Subdivision No. 1.

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-3M would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to approve the application and to accept the proffered Declaration of Restrictions was offered by Jesus Rodriguez, seconded by Manuel Casas, and upon a poll of the members present the vote was as follows:

Jose M. Blanco	aye		
Manuel Casas	aye	Jesus Rodriguez	aye
	George A. Alvarez	aye	

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 10, that the requested district boundary change to RU-3M be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 19th day of February, 2003.

Hearing No. 02-12-CZ10-2
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

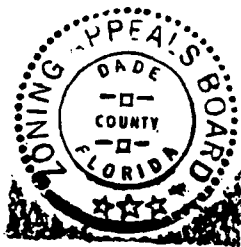
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB 10, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB10-6-03 adopted by said Community Zoning Appeals Board at its meeting held on the 19th day of February, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 5th day of March, 2003.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



DISCLOSURE OF INTEREST*

If the property, which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identify of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property, which is the subject of the application, is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Coral West, Ltd.

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

K Group Holdings, K Group Holdings Partnership,
Joseph Kavana, Sara Kavana, JAK Trust, JSK Trust,
SKK Trust

15.835 %

Michel and Renee Besso

10.555%

Alberto and Isabel Chalem

8.355%

Niusic and Esther Coifman

5.555%

Freida Bursztyn

9.720%

West Corner Corp.

50%

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Date of contract: _____

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If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

For any changes in ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

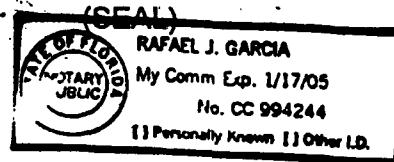
Signature: *Rafael J. Garcia*
(Applicant) *West Comer Corp*

Sworn to and subscribed before me,

this 31 day of May, 2002.



My Commission Expires: 1/17/2005



* Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST*

If the property, which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identify of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

K Group Holdings

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Joseph Kavana

100 %

If the property, which is the subject of the application, is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME AND ADDRESS, AND OFFICE (if applicable)

Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
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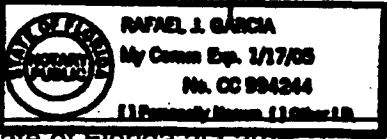
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The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Rafael J. Garcia* *SRVICE PRESIDENT*
(Applicant) *WEST CORNER CORP.*

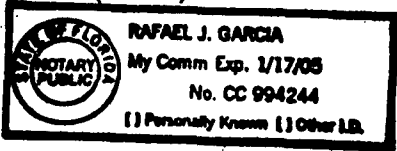
Sworn to and subscribed before me,
this 31 day of May, 20 02.

P. Laws
Notary Public, State of Florida at Large



My Commission Expires: 1/17/05

(SEAL)



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DISCLOSURE OF INTEREST*

If the property, which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identify of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property, which is the subject of the application, is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

JAK Trust

TRUST NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Jessica Kavana

100%

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes in ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

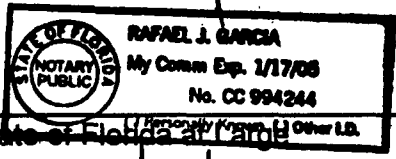
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *[Signature]*
(Applicant) West Central Corp.

Sworn to and subscribed before me,

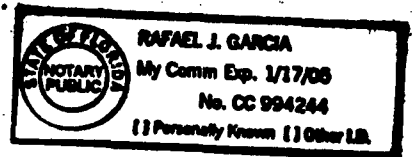
this 31 day of May, 2002.

[Signature]
Notary Public, State of Florida at Large



My Commission Expires: 1/17/2005

(SEAL)



* Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST*

If the property, which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identify of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property, which is the subject of the application, is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

K Group Holdings

TRUST NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Joseph Kavana

50 %

Sara Kavana

50%

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

	<u>NAME</u>
<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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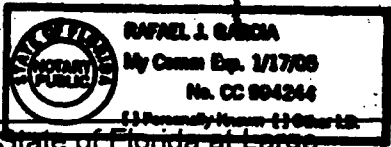
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Rafael J. Garcia* **SRVICE PRESIDENT**
(Applicant) *WEST CORVOR COR*

Sworn to and subscribed before me,

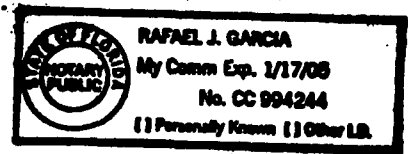
this 31 day of May, 20 02.

Rafael J. Garcia
Notary Public, State of Florida at Large



My Commission Expires: 1/17/2005

(SEAL)



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CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property, which is the subject of the application, is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

JSK Trust
TRUST NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Jordan Kavana

100%

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>
<hr/>	<hr/>
<hr/>	<hr/>
<hr/>	<hr/>
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If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME</u>	
<u>NAME, ADDRESS, AND OFFICE</u>	<u>Percentage of Stock</u>
<hr/>	<hr/>
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Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

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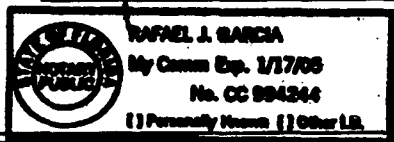
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The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Rafael J. Garcia Sr*
(Applicant) *West Coast Bank Corp*

Sworn to and subscribed before me,

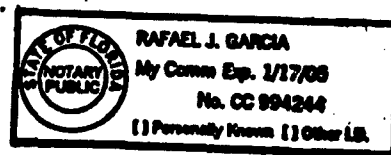
this 31 day of May, 2002.



R. Law
Notary Public, State of Florida at Large

My Commission Expires: 1/17/2005

(SEAL)



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DISCLOSURE OF INTEREST*

If the property, which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identify of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property, which is the subject of the application, is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

SKK Trust

TRUST NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Stephanie Kavana

100%

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

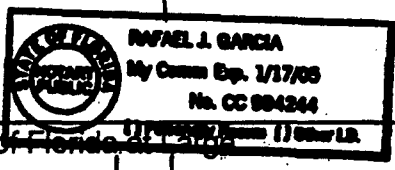
_____	_____
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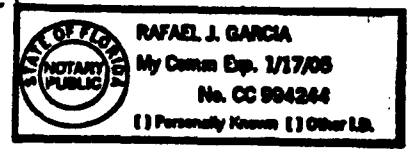
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *[Handwritten Signature]*
(Applicant) West Central Corp

Sworn to and subscribed before me,
this 31 day of May, 2002.

[Handwritten Signature]
Notary Public, State of Florida


My Commission Expires: 1/17/2005

(SEAL)


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DISCLOSURE OF INTEREST*

If the property, which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identify of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

West Corner Corp.
CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Chama Batievsky

50%

Salo Wagenberg

25%

Isail Wagenberg

25%

If the property, which is the subject of the application, is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

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NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *[Handwritten Signature]*
(Applicant) ST. VICE PRESIDENT
WEST COASTOR CO.

Sworn to and subscribed before me,

this 31 day of May, 2002.

[Handwritten Signature]
Notary Public, State of Florida at Large

RAFAEL J. GARCIA
My Comm Exp. 1/17/05
No. CC 994244
[] Personally Known [] Other LB.

My Commission Expires: 1/17/2005

(SEAL)

RAFAEL J. GARCIA
My Comm Exp. 1/17/05
No. CC 994244
[] Personally Known [] Other LB.

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This instrument was prepared by:

Name: Ben Fernandez, Esq.

Address: Bercow & Radell, P.A.

200 S. Biscayne Boulevard, Suite 850

Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner hold the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A", attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion attached as Exhibit "B", and

IN ORDER TO ASSURE the *Community Zoning Appeals Board 10* and *Concerned Citizens of West Dade, Inc. Subdivision No. 1*, a not-for profit corporation ("West Dade"), that the representations made by the owner during consideration of Public Hearing No. 02-168 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property: as follows:

1. That said Property shall be developed substantially in accordance with the plans previously submitted, prepared by *Thomas & Calzadilla Metropolitan Architects* titled, "*Coral Way & 147th Avenue*", consisting of 4 sheets, dated the 20th day of January, 2003, said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.

[Handwritten signature]

2. That the total number of units on the Property shall not exceed 154.
3. That subject to all necessary approvals from Miami-Dade County, a five (5) foot masonry wall shall be provided and maintained along the Southwest 26th Street frontage of the Property setback approximately two (2) feet from the Property line. A hedge shall be provided between the wall and the Property line.
4. That the garages for the homes on the Property shall not be enclosed with a masonry wall or otherwise.
5. That each lot within the west 75 feet of the Property shall have a minimum width of forty-five feet (45').
6. That each townhouse with the west 75 feet of the Property shall be no less than 2,300 square feet in size and shall include a garage capable of accommodating at least two (2) passenger cars.
7. That all townhomes shall provide a garage capable of accommodating at least one (1) passenger car.
8. That any modification to the Site Plan shall require the written approval of Concerned Citizens of West Dade, Inc. Subdivision No. 1.



A. County Inspection.

As further part of this Declaration, it is hereby understood and agreed that any official inspector of Miami-Dade County Department of Planning and Zoning, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. Covenant Running with the Land.

This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the public welfare.

C. Term.

This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by Miami-Dade County.

D. Modification, Amendment, Release.

This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of



Miami-Dade County, Florida, or other procedure permitted under the Miami-Dade County Code, whichever by law has jurisdiction over such matters, after public hearing, if required.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

E. Enforcement.

Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law or in equity or both.

F. Authorization for Miami-Dade County to Withhold Permits and Inspections.


In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

G. Election of Remedies.

All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

H. Presumption of Compliance.

Where construction has occurred on the Property or any portion thereof, pursuant to a lawful


65

permit issued by the County, and inspections made and approval of occupancy given the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

I. Severability.

Invalidation of any one of these covenants, by judgment of Court in no way shall not affect any of the other provisions which shall remain in full force and effect.

J. Recording.

This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost to the Owner following the adoption by the Miami-Dade County Board of County Commissioners or Community Zoning Appeals Board of a resolution approving the Application.

[SIGNATURE PAGE(S) TO FOLLOW]



ACKNOWLEDGMENT

INDIVIDUAL

Signed, witnessed, executed and acknowledged on this 4 day of February, 2003.

WITNESSES:

[Signature]
Signature

MICHEL BESS
Print Name

[Signature]
Signature

Alejandro Sanchez
Print Name

[Signature]
Print Name: SAID WAGENBERG

Address:
2010 NE 214 TERR
MIAMI FLA 33127

STATE OF Florida

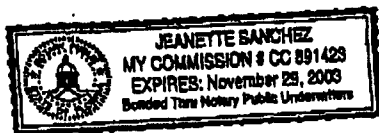
COUNTY OF Dade

The foregoing instrument was acknowledged before me by SAID WAGENBERG who is ☒ personally known to me or ☐ has produced _____, as identification.

Witness my signature and official seal this 4th day of February 2003 in the County and State aforesaid.

[Signature]
Notary Public-State of Florida
JEANETTE SANCHEZ
Print Name

My Commission Expires:



JOINDER BY MORTGAGEE

The undersigned PointeBanka ^{Florida} Banking, corporation, and Mortgagee under a certain mortgage recorded on 09/07/2001 in Official Records Book 19887, Page 4751 of the Public Records of Miami-Dade County, Florida, covering all or a portion of the property described in the foregoing agreement, do hereby acknowledge that the terms of this Declaration of Restrictions are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 13 day of February, 2003.

Witnesses:

[Signature]
Signature

John P. Dover
Print Name

[Signature]
Signature
JOHN A. VOLZBERG

POINTE BANK, a Florida banking corporation

Address:

21845 Powerline Road
Boca Raton, Florida 33433

[Signature]
By: Ronald Blumstein, V.P.
Authorized Representative

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by Ronald Blumstein V. President of Pointe Bank on behalf of the corporation. He is personally known to me.

Witness my signature and official seal this 13 day of February, 2003, in the County and State aforesaid, the date and year last aforesaid.

[Signature]
Notary Public State of Florida

Kikki L. Moorman
Print Name

My Commission Expires:



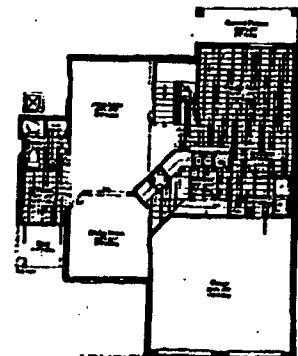
Exhibit "A"

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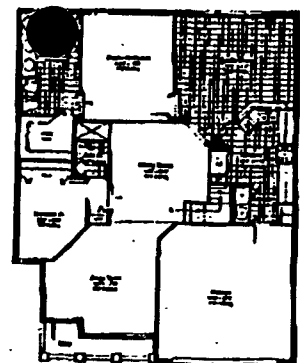
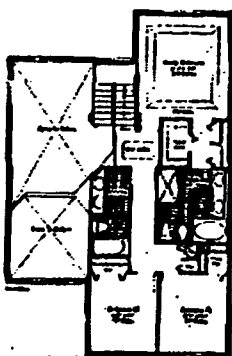
THE NORTH $\frac{1}{4}$, OF THE EAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
CONTAINING 435,571 SQUARE FEET, 9.9993 ACRES.

AND,

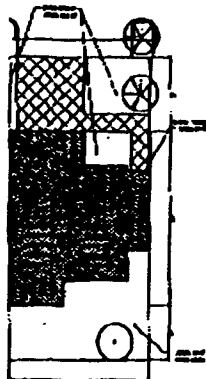
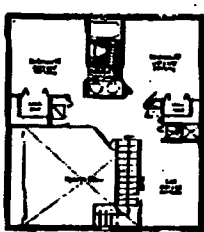
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CONTAINING 402,562 SQUARE FEET, 9.2415 ACRES.



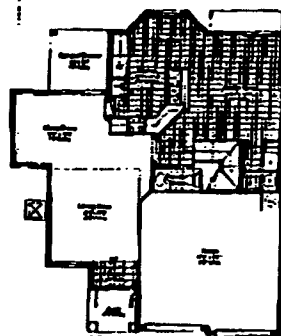
TYP. LOT PLAN - UNIT D
SCALE 1/8" = 1'-0"



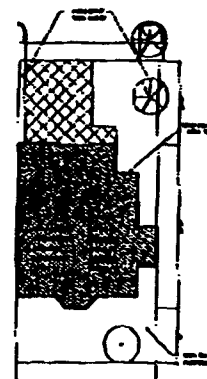
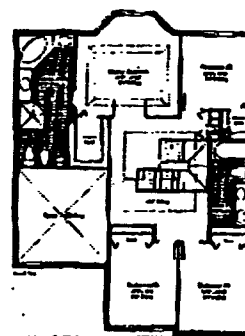
TYP. LOT PLAN - UNIT E
SCALE 1/8" = 1'-0"



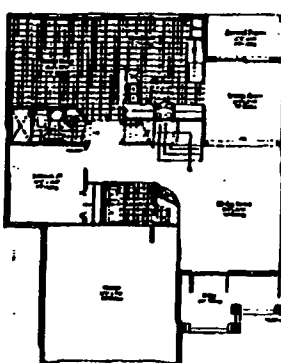
TYP. LOT PLAN - UNIT F
SCALE 1/8" = 1'-0"



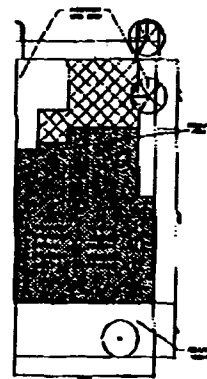
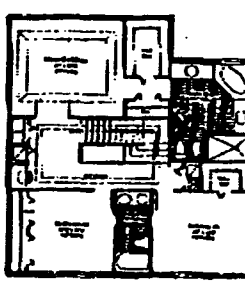
TYP. LOT PLAN - UNIT G
SCALE 1/8" = 1'-0"



TYP. LOT PLAN - UNIT H
SCALE 1/8" = 1'-0"



TYP. LOT PLAN - UNIT I
SCALE 1/8" = 1'-0"



TYP. LOT PLAN - UNIT J
SCALE 1/8" = 1'-0"



FLOOR PLANS

CORAL WAY & 147TH AVE.
Miami, Florida

DATE: 01/15/03
BY: 01/15/03
FOR: 01/15/03
REVISION: 01/15/03

A-2

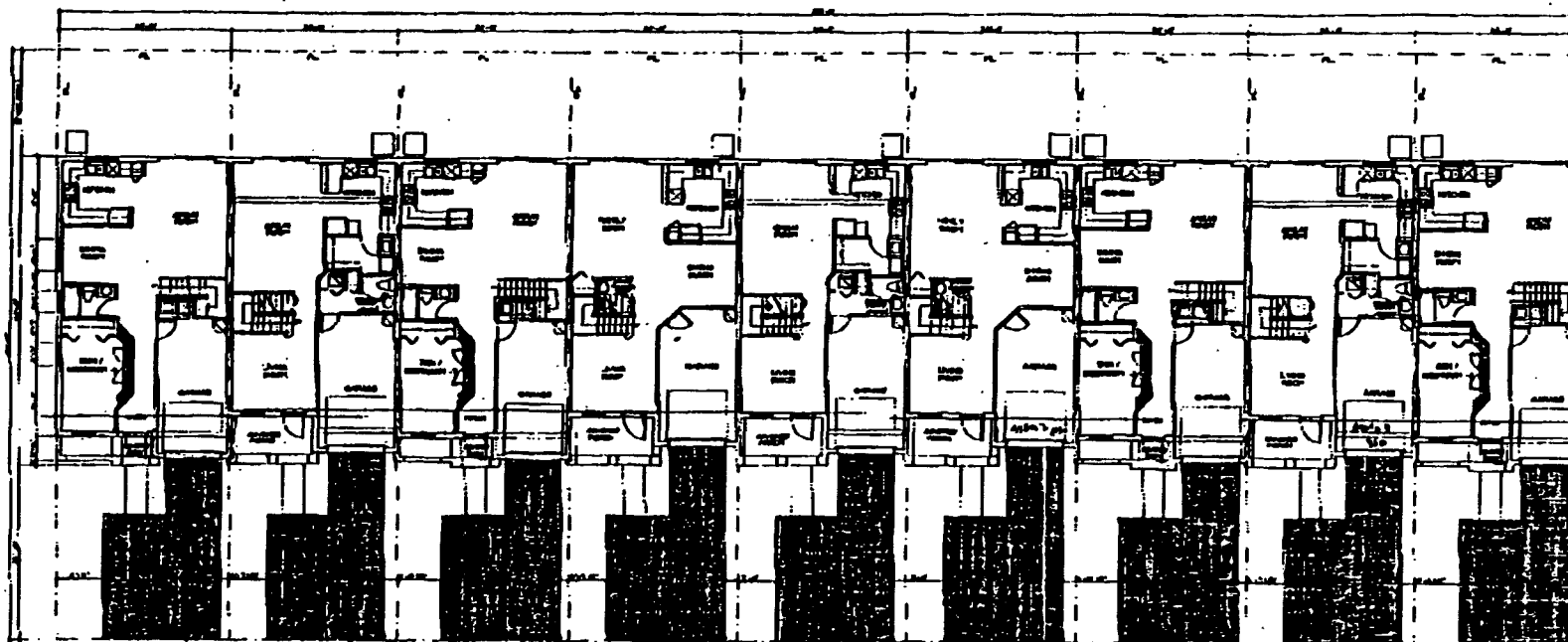
RECEIVED
JAN 23 2003

ZONING DEPARTMENT
MIAMI-DADE COUNTY, FLORIDA

71

22-168

SECOND FLOOR PLAN



FIRST FLOOR PLAN
DATE: 11-1-72

[illegible]

DATE _____ REVISED BY _____ DRAWN BY _____ DESIGNED BY _____ CHECKED BY _____ IN CHARGE _____	SYSTEM # _____ KEYSTONE HOME BUILDERS, LLC 180 SW 10TH COURT, MIAMI, FLORIDA 33135 (305) 581-1111	OLIVA-MECZ ARCHITECTS & PLANNERS, P.C. 600 HOLLYWOOD BLVD STE 1000 MIAMI, FLORIDA 33136 TEL: (305) 381-1200 FAX: (305) 381-1201	KEYSTONE WEST MIAMI, FLORIDA D	SHEET # 1 OF 1 08/01/2000	0007 A-3
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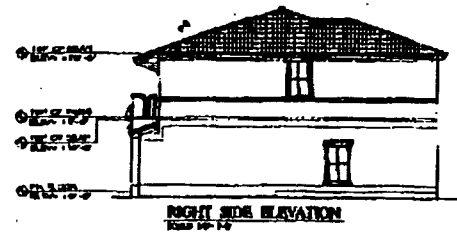
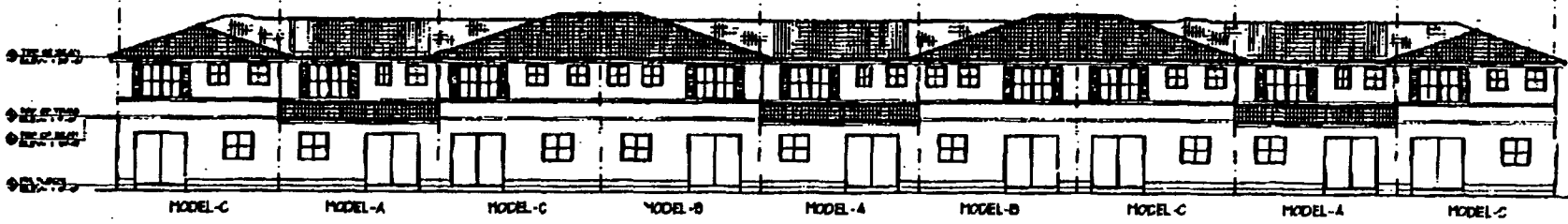
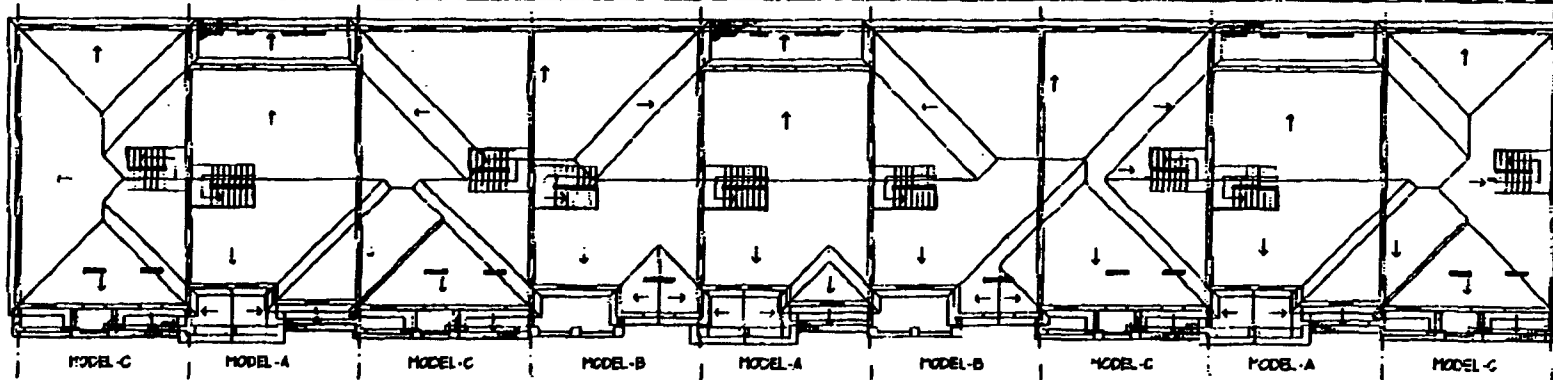
~~SECRET~~

JAN 23 2003

2014-11-11
 11/11/2014
 11/11/2014

202-168

73



DRAWN BY: JRM CHECKED BY: JRM DATE: 12-1-01	KEYSTONE HOME BUILDERS, L.L.C. 1000 S.W. 10TH AVE., SUITE 100, MIAMI, FLORIDA 33136 TEL: (305) 555-1000	OLIVA-MEOR ARCHITECTS & PLANNERS, INC. 1000 SOUTHWEST 10TH STREET, SUITE 100, MIAMI, FLORIDA 33136 TEL: (305) 555-1000	KEYSTONE WEST HOME PLANS	SHEET A-4 12-1-01
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RECEIVED
JAN 23 2003

202-168

RU-1MB

RU-3M

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SW 22 ST

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AU

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TR B

2

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BU-1A

EU-1

1 2 3 4 5 6 7 8

SW 25 LN

GU

SW 26 ST

GU

BU-1A

RU-1MA

RU-1MB

BU-1A

1A

MIAMI-DADE COUNTY HEARING MAP

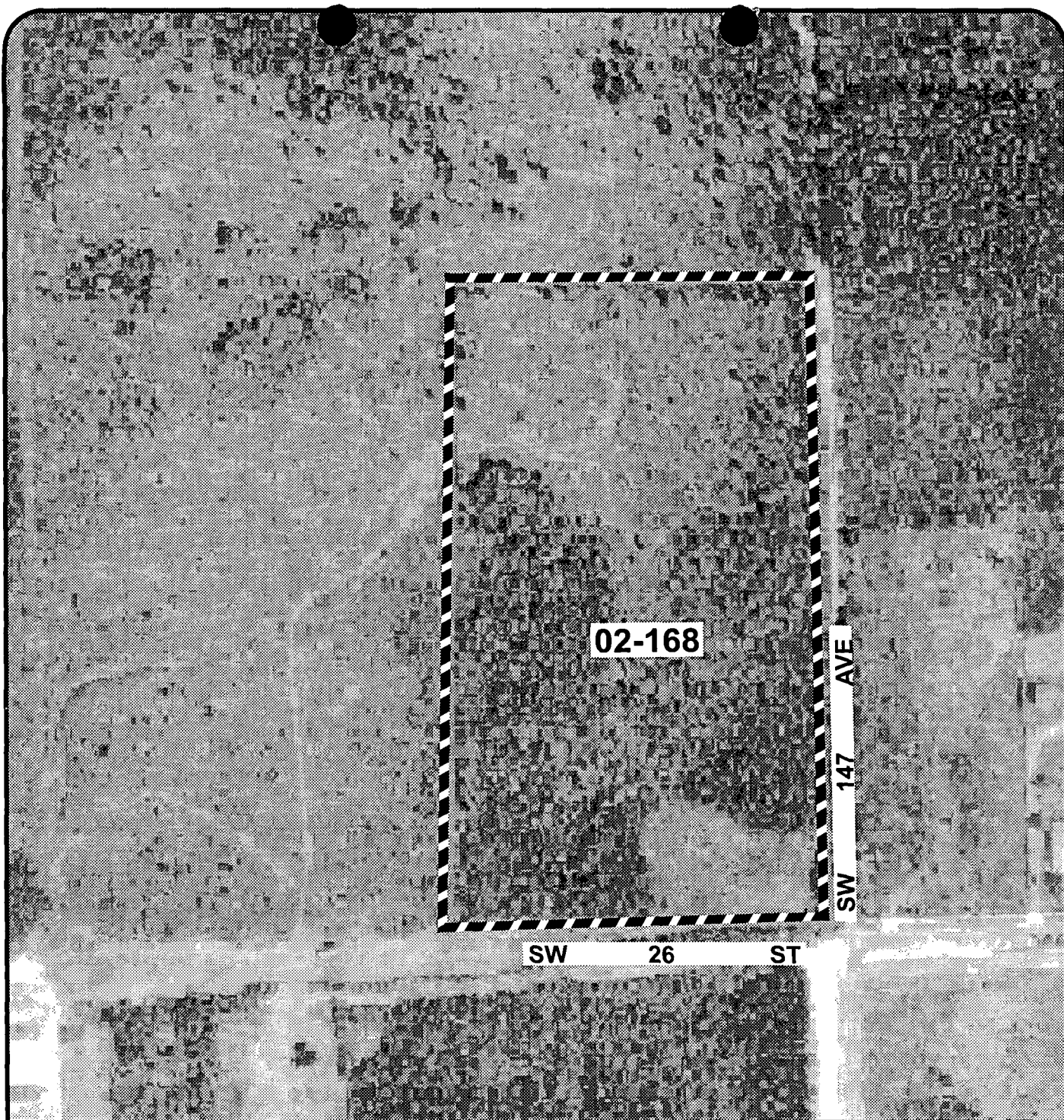
Section: 09 Township: 54 Range: 39
Process Number: 02000168
Applicant: CORAL WEST, LTD
District Number: 11
Zoning Board: C10
Drafter ID: ALFREDO
Scale: 1:300'

S C A L E
0 300'



 SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 09 Township: 54 Range: 39
Process Number: 02000168
Applicant: CORAL WEST, LTD
District Number: 11
Zoning Board: C10
Drafter ID: ALFREDO
Scale: NTS

S C A L E
0 NTS



SUBJECT PROPERTY



C. CORAL WEST, LTD.
(Applicant)

02-12-CZ10-2 (02-168)
Area 10/District 12||
Hearing Date: 2/19/03

Property Owner (if different from applicant) Same.

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO WEST OFFICE

ENFORCEMENT HISTORY

Coral West, LTD

The Northwest corner of SW 147
Ave & 26 ST, Miami-Dade County,
Florida

APPLICANT

ADDRESS

2/19/2003

DATE

02-168

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

VIOLATOR:

Coral West, LTD.

11/15/02

Our computer records revealed no current or previous violations. Inspection of the property revealed an overgrown empty lot part of Wetlands area.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 10**

APPLICANT: Coral West Ltd.

PH: Z02-168 (02-12-CZ10-2)

SECTION: 9-54-39

DATE: February 19, 2003

COMMISSION DISTRICT: 1211

ITEM NO.: C

A. INTRODUCTION

o **REQUEST:**

GU to RU-3M

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the subject property from Interim to Minimum Apartment House District.

o **LOCATION:**

The Northwest corner of S.W. 147 Avenue & S.W. 26 Street (Coral Way), Miami-Dade County, Florida.

o **SIZE:** 19.8 Acres.

o **IMPACT:**

The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use plan designates the south half of the subject property as being within the Urban Development Boundary for **business and office**.
2. The Adopted 2005 and 2015 Land Use Plan designates the north half of the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.
3. Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including

height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP - designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher (Land Use Element, page I-35).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
GU; vacant parcel	Business and Office (south half) & Residential, 2.5 to 6 dua (north half)
<u>Surrounding Properties:</u>	
NORTH: RU-3M; vacant (future park)	Residential, 2.5 to 6 dua
SOUTH: GU; vacant	Business and Office
EAST: AU & BU-1A; vacant	Residential, 2.5 to 6 dua (AU parcel) & Business and Office (BU-1A parcel)
WEST: RU-1M(b); vacant	Residential, 2.5 to 6 dua

The area south of Tamiami Trail (SW 8 Street), north of SW 26 Street, and west of SW 147 Avenue is a rapidly developing area in southwest Miami-Dade County. There is commercial development to the southeast of this site with residential zoning to the west and unimproved commercial zoning to the east.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable

Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	84 students

H. ANALYSIS:

This application was deferred from the December 10, 2002 meeting of the Community Zoning Appeals Board-10 upon the request of the applicant to meet with neighbors.

The subject property is located on the northwest corner of SW 26 Street (Coral Way) and SW 147 Avenue. The applicant is seeking a district boundary change on the site from GU, Interim District, to RU-3M, Minimum Apartment House District. The applicant has submitted revised plans showing the development of this site with a 154 unit townhouse development with a 4 acre lake in the center of the site in lieu of the originally requested 171 townhouse development with a proposed lake. Said site plan has incorporated urban design principles. The applicant intends to proffer a covenant limiting the development of

the site to the plans proposed and stating the intent of proceeding through the Administrative Site Plan Review (ASPR) process for the proposed lake.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. However, the applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application and has indicated in its memorandum concerning this application that the requested zone change will generate **111 PM** daily peak hour trips to the area. However, said trips do not exceed the current acceptable levels of service which are at LOS A, C, and D. The Hammocks District of the Miami-Dade Police Department serves this area. In September 2002, that district had an average emergency response time of 4.7 minutes.


This application will allow the applicant to provide additional housing for the community. RU-3M zoning permits the development of 12.9 units per acre, which would allow a total of 255 residential units on this site. The Comprehensive Development Master Plan designates the north half of the site for Low Density Residential use, 2.5 to 6 units per gross acre, on the Land Use Plan (LUP) map which allows a maximum of 59 units on that portion. The Master Plan designates the south half of the site for Business and Office use. The Master Plan states that residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP - designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. In this instance, the proposed RU-3M zoning meets the aforementioned criteria. The adjacent property (the north half of the subject site) is designated for Low Density Residential use, 2.5 to 6 units per gross acre and as such, the Master Plan would allow Low-Medium Residential (5.0 to 13 units per gross acre) on the south half (the business and office designated portion) of the site for a maximum of 128 units. The combined total number of units that the Master Plan would permit on the entire subject property is 187. The RU-3M zoning proposed would be inconsistent with the CDMP on the north half of the property (designated low density) without a covenant restricting the development of the site to the plans submitted showing a total of 154 units on the site which is below the CDMP's maximum total of 187. As previously mentioned, the applicant will proffer said covenant which will limit the development of the site to the site plan submitted. The 154 units proposed will be below the maximum permitted by the LUP map and will be **consistent** with the Master Plan. Additionally, RU-3M zoning will be **compatible** with the surrounding area, including the RU-3M zoning district to the north. Accordingly, staff recommends approval of this application, subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:**

Approval of a zone change to RU-3M, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 11/12/02
DATE TYPED: 11/27/02
DATE REVISED: 01/27/03; 01/29/03
DATE FINALIZED: 02/03/03
DO'QW:AJT:MTF:REM:JDR


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: November 19, 2002

RECEIVED
NOV 23 2002

SUBJECT: C-10 #Z2002000168-Revised
Coral West, Ltd.
NWC corner of SW 147th Avenue &
SW 26th Street
DBC from GU to BU-1A and RU-TH
(GU) (19.8 Ac.)
09-54S-39E

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development within the wellfield protection area.

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant in accordance with Section 24-12.1(5) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. Consequently, the subject application may be approved and it may be scheduled for public hearing.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 3,400 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM shall require that any development on the site be connected to public sanitary sewer system. All sewer lines shall be required to comply with exfiltration requirements as applied to wellfield protection areas.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

The subject property is located within the Bird Drive Everglades Wetlands Basin. Cut and fill as well as drainage restrictions are in effect within this basin. Development on this property is required to set aside surface water management areas that shall comply with basin requirements. The project complies with said requirements and DERM has issued cut & fill permit No. 350 for the proposed development.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Positive drainage systems and overland stormwater runoff into any proposed lake are not permitted. Therefore, DERM will require that an earthen berm with a top elevation of one foot above flood criteria be placed along any proposed lake in order to prevent overland discharge of stormwater runoff. A Class II permit would be required for the construction of a drainage system with an outfall to any proposed lake and into a canal.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

A Class II Permit from DERM will be required for the construction of any drainage system with an overflow outfall into the lake.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of some land uses permitted under the BU-1A zoning classification, operating permits from DERM

might be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject property is located in the Bird Drive Basin, which is a jurisdictional wetland area according to the County Code. Therefore, a Class IV Wetland Permit and compliance with the North Trail/Bird Drive Everglades Basin Ordinance and Plans for mitigation, tree island preservation and fill encroachment/stormwater management criteria will be required before any work can take place on the property. These criteria require on-site stormwater management and a mitigation contribution to fund off-site mitigation to compensate for wetland values lost as a result of the proposed project. In addition, the lake slopes in the Bird Drive Everglades Basin are required to be no steeper than 4:1.

The property is also jurisdictional according to the regulations of the Army Corps of Engineers under General Permit SAJ-74. Please contact the Wetlands and Forest Resources Section of DERM at (305) 372-6585 for additional information concerning requirements pertaining to the Class IV and SAJ-74 permits.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Coral West Ltd.

This Department has no objections to this application subject to the following:

Median openings must be approved by the Director of Public Works and must align to proposed developments to the east of SW 147 Ave. or have the appropriate spacing. If median opening is not approved then traffic movement shall only be right in, right out from the proposed development.


Right in and right out turning only from connection to SW 26 St.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application does meet the traffic concurrency criteria for an Initial Development Order. It will generate 102 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips does not exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9134	Coral Way w/o SW 137 Ave.	C	C
9112	Bird Dr. Ext. w/o SW 147 Ave.	A	A
9110	Bird Dr. Ext. w/o SW 137 Ave.	D	D
9826	SW 147 Ave. s/o Bird Dr. Ext.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A. Pino, P.E.S.

FEB. 04 2003

Date



Miami-Dade County Public Schools

giving our students the world

Administrative Director
Ana Rijo-Conde, AICP

Miami-Dade County School Board

Perla Tabares Hantman, Chair
Dr. Michael M. Krop, Vice Chair

Frank J. Bolaños

Frank J. Cobo

Dr. Robert B. Ingram

Betsy H. Kaplan

Manty Sabatés Morse

Dr. Marta Pérez

Dr. Solomon C. Stinson

December 9, 2002

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

RECEIVED
DEC 18 2002

DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY _____

**Superintendent
of Schools**
Merrett R. Stierheim

Re: Coral West, Ltd. - Application No. 02-168 (CC10)
Northwest Corner of SW 147 Avenue and SW 26 Street (Coral Way)

Dear Ms. Myers:

Please accept this letter as an expression of concern from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Joe Hall Elementary, W. R. Thomas Middle and G. Holmes Braddock Senior High. The impacted middle and senior high schools are over capacity, based on the data provided by the Office of Information Technology. Please see attached analysis.

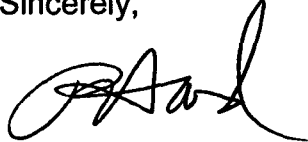
Please note that both a middle school (S/S "VV1"-Lamar Louise Curry Middle) and a high school (S/S "PPP"-John A. Ferguson Senior) are under construction at S.W. 47th Street and S.W. 157th Avenue and at S.W. 56th Street and S.W. 162nd Avenue, respectively; the anticipated completion dates for same are Spring of 2004 and Fall of 2004, respectively. Although it is possible that these schools will serve all or a portion of this general area, the attendance boundaries have not yet been established; as such, assurances cannot be provided by the School District that the proposed schools will help to alleviate the impacts of the proposed development.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

Ms. Ruth Ellis Myers
December 9, 2002
Page Two.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Good', written in a cursive style.

Patricia Good
Coordinator III

PG:am
L-672
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne

SCHOOL IMPACT REVIEW ANALYSIS
(Revised January, 2003)

APPLICATION: No. 02-168, Coral West, Ltd. (CC10)

REQUEST: Zone change from GU to RU-3M

ACRES: 19.8 acres

LOCATION: Northwest Corner of SW 147 Avenue and SW 26 Street (Coral Way)

UNITS: 154 units

**ESTIMATED
STUDENT
POPULATION:** 84 students*

ELEMENTARY: 45

MIDDLE: 20

SENIOR: 19

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Joe Hall Elementary - 1901 SW 134 Ave.

MIDDLE: W. R. Thomas Middle - 13001 SW 26 St.

SENIOR HIGH: G. Holmes Braddock Senior - 3601 SW 147 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS
Joe Hall Elem.	633	839	75%	23
W. R. Thomas Middle	1319	1051	125%	0
G. Holmes Braddock Sr.	4645	3111	149%	1044

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Joe Hall Elementary:

Access to computers:	In each classroom and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement:	FL School Recognition as an "A" School
Special Programs:	Before/After-school Care and Enrichment classes
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	Computer Lab
Teachers required to float/travel:	None

W. R. Thomas Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 1990:

Classrooms and Science Labs

Recognition for Academic Achievement:

Raised from "C" school to "B" school

Special Programs:

After-school care, Enrichment, Vocational and Community classes

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for instructional purposes:

None

Teachers required to float/travel:

Social Studies

G. Holmes Braddock Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 1990:

None

Recognition for Academic Achievement:

None

Special Programs:

Magnet programs

Lunch schedule:

Begins at 10:35 a.m.

Non-instructional space utilized for instructional purposes:

Offices and Book storage rooms

Teachers required to float/travel:

None

PLANNED RELIEF SCHOOLS IN THE AREA (Information as of January, 2003):

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
Lamar L. Curry Middle	Design	Spring/2004
John A. Ferguson Sr.	Design	Fall/2004

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$489,972.

CAPITAL COSTS: Based on the State's January-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	45	x	\$ 13,063	=	\$ 587,835
MIDDLE	20	x	\$ 14,978	=	\$ 299,560
SENIOR	19	x	\$ 19,820	=	\$ 376,580

Total Potential Capital Cost	\$1,263,975
------------------------------	-------------

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting.

DISCLOSURE OF INTEREST*

If the property, which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property, which is the subject of the application, is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Coral West, Ltd.

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

K Group Holdings, K Group Holdings Partnership,
Joseph Kavana, Sara Kavana, JAK Trust, JSK Trust,
SKK Trust

15.835 %

Michel and Renee Besso

10.555%

Alberto and Isabel Chalem

8.355%

Niusic and Esther Coifman

5.555%

Freida Bursztyn

9.720%

West Corner Corp.

50%

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

For any changes in ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

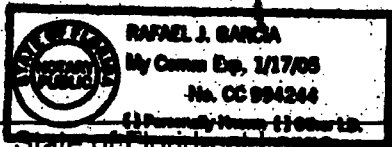
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Rafael J. Garcia*
(Applicant) *Westcoast*

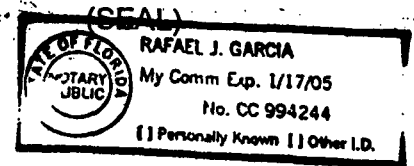
Sworn to and subscribed before me,

this 31 day of May, 2002.

Rafael J. Garcia
Notary Public, State of Florida at Large



My Commission Expires: 1/17/2005



* Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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K Group Holdings

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Joseph Kavana

100 %

If the property, which is the subject of the application, is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME AND ADDRESS, AND OFFICE (if applicable)

Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

For any changes in ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

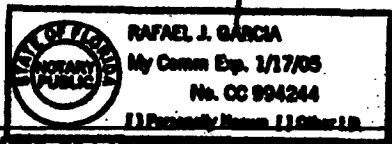
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Rafael J. Garcia* SR Vice President
(Applicant) WEST CORNER CORP

Sworn to and subscribed before me,

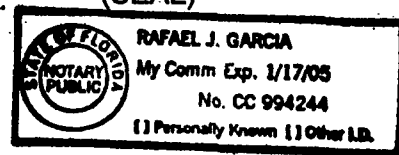
this 31 day of May, 20 02

P. Laws
Notary Public, State of Florida at Large



My Commission Expires: 1/17/05

(SEAL)



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DISCLOSURE OF INTEREST*

If the property, which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identify of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property, which is the subject of the application, is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

JAK Trust
TRUST NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Jessica Kavana

100%

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

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NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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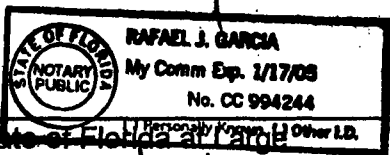
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *[Handwritten Signature]*
(Applicant) West Corner Corp

Sworn to and subscribed before me,

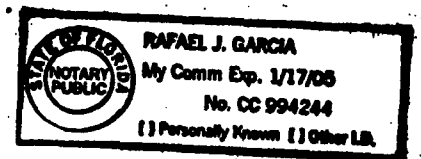
this 31 day of May, 2002.

[Handwritten Signature]
Notary Public, State of Florida at Large



My Commission Expires: 1/17/2005

(SEAL)



* Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property, which is the subject of the application, is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

K Group Holdings

TRUST NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Joseph Kavana

50 %

Sara Kavana

50%

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

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NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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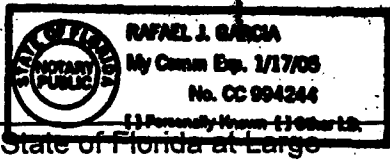
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *[Signature]* **Service President**
(Applicant) West Corporation

Sworn to and subscribed before me,

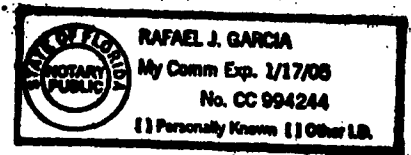
this 31 day of May, 2002.

[Signature]
Notary Public, State of Florida at Large



My Commission Expires: 1/17/2008

(SEAL)



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CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

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JSK Trust

TRUST NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Jordan Kavana

100%

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME, ADDRESS, AND OFFICE

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NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Date of contract: _____

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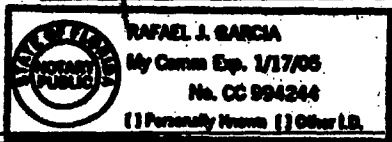
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *[Handwritten Signature]*
(Applicant) West Coast Bank Corp

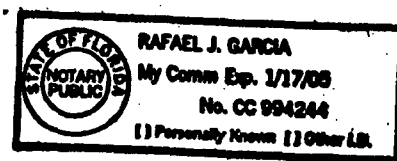
Sworn to and subscribed before me,

this 31 day of May, 20 02.

[Handwritten Signature]
Notary Public, State of Florida at Large



(SEAL)



(My Commission Expires: 1/17/2005)

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CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property, which is the subject of the application, is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

SKK Trust

TRUST NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Stephanie Kavana

100%

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

For any changes in ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:

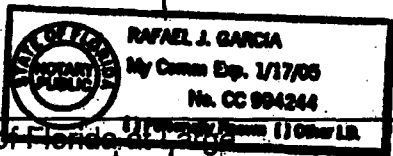
(Applicant)

[Handwritten Signature]
West Coast Corp.

Sworn to and subscribed before me,

this 31 day of May, 2002.

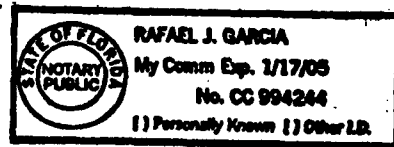
[Handwritten Signature]



Notary Public, State of Florida

My Commission Expires: 1/17/2005

(SEAL)



* Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST*

If the property, which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identify of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

West Corner Corp.

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Charna Batievsky

50%

Salo Wagenberg

25%

Isail Wagenberg

25%

If the property, which is the subject of the application, is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

For any changes in ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *[Handwritten Signature]*
(Applicant) *West Colonial Co.*

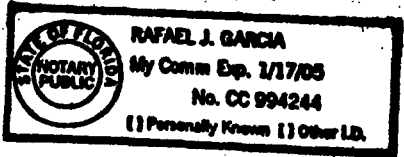
Sworn to and subscribed before me,
this 31 day of May, 2002.

[Signature]
Notary Public, State of Florida at Large

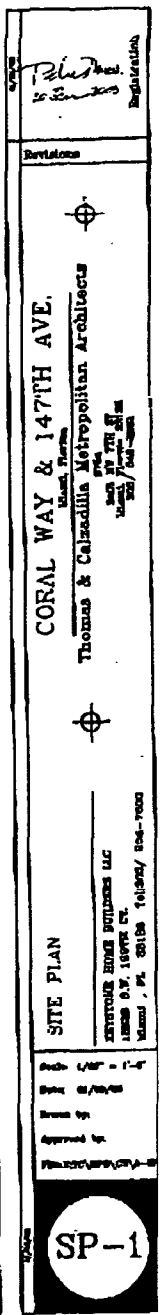


My Commission Expires: 1/17/2005

(SEAL)



* Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

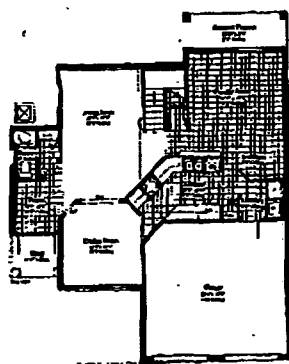


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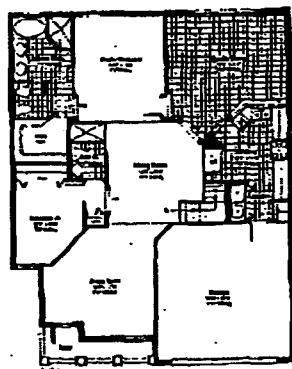
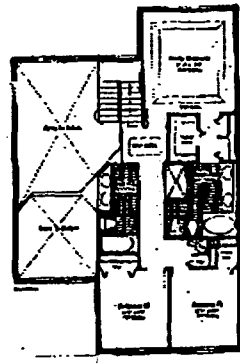
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

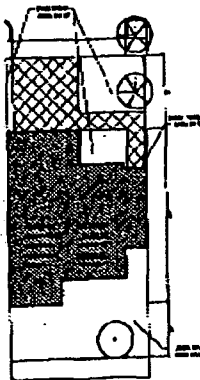
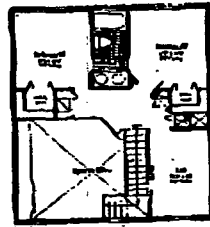
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Rev 302-168



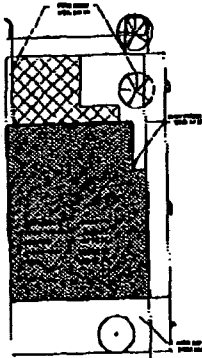
TYP. LOT PLAN - UNIT D
SCALE: 1/8" = 1'-0"



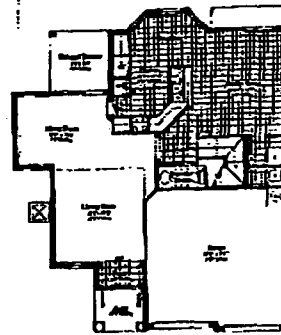
TYP. LOT PLAN - UNIT B
SCALE: 1/8" = 1'-0"



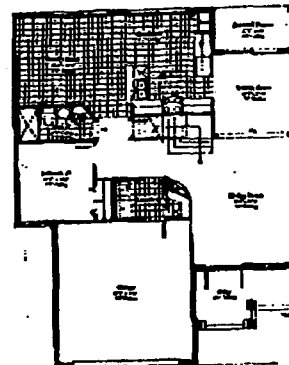
TYP. LOT PLAN - UNIT G
SCALE: 1/8" = 1'-0"



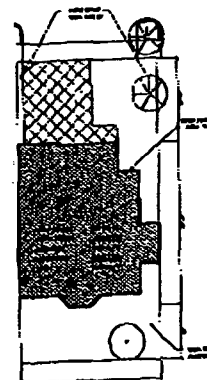
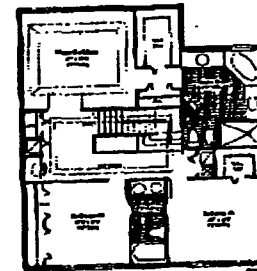
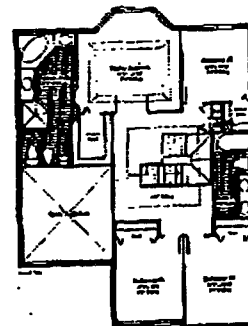
TYP. LOT PLAN - UNIT H
SCALE: 1/8" = 1'-0"



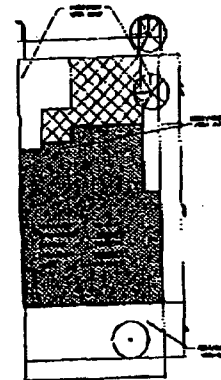
TYP. LOT PLAN - UNIT I
SCALE: 1/8" = 1'-0"



TYP. LOT PLAN - UNIT J
SCALE: 1/8" = 1'-0"



TYP. LOT PLAN - UNIT M
SCALE: 1/8" = 1'-0"



TYP. LOT PLAN - UNIT N
SCALE: 1/8" = 1'-0"



CORAL WAY & 147TH AVE.

FLOOR PLANS

INTERSTATE HOME DEVELOPMENT LLC
14700 N.W. 147TH CT.
MIAMI, FL 33186-7400 / 305-750-7400

Scale: AS SHOWN
Date: 02/14/03
Drawn by:
Approved by:
Project: 2002-168

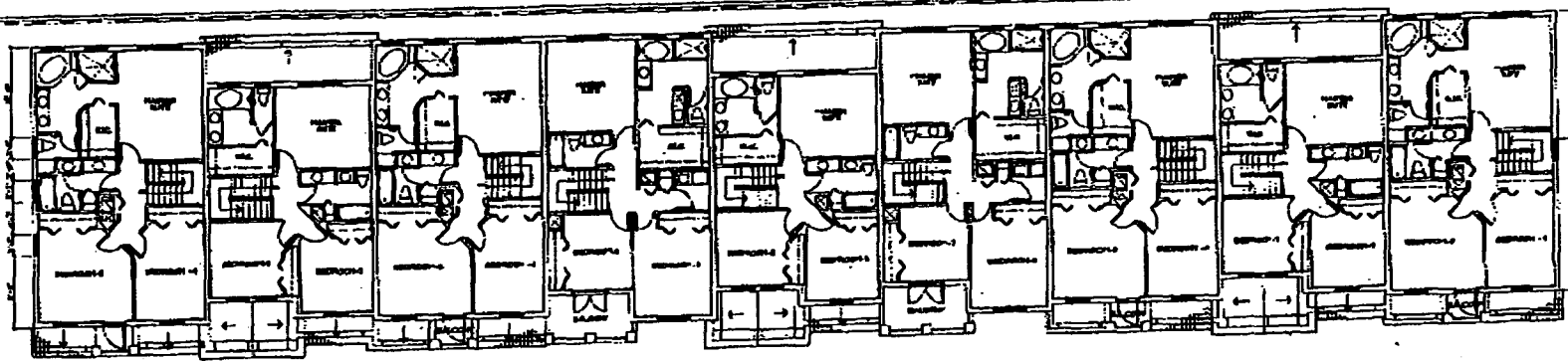
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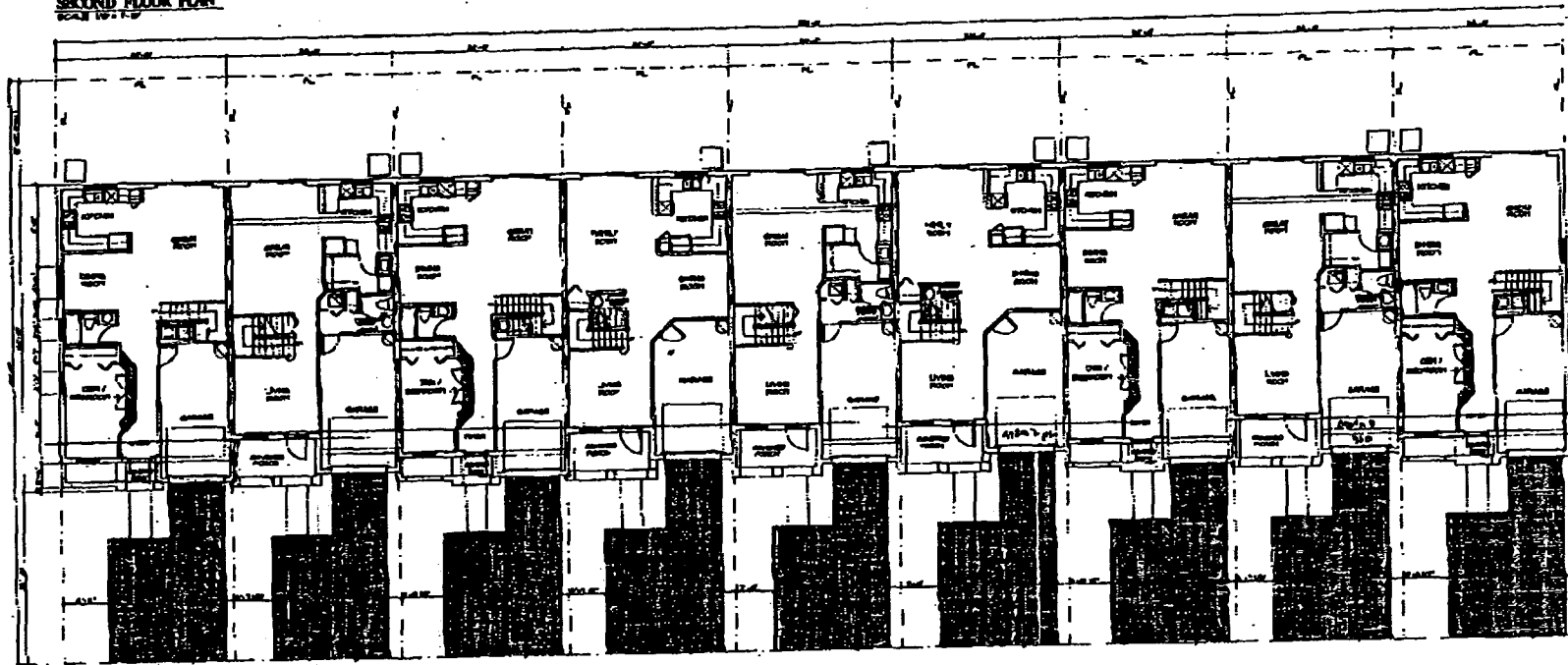
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY: HS P.R.

2002-168

42



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

MODEL-C	MODEL-A	MODEL-C	MODEL-B	MODEL-A	MODEL-B	MODEL-C	MODEL-A	MODEL-C
AREA 100 100 100 AC SPACE TOTAL 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE	AREA 100 100 100 AC SPACE TOTAL 100 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE	AREA 100 100 100 AC SPACE TOTAL 100 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE	AREA 100 100 100 AC SPACE TOTAL 100 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE	AREA 100 100 100 AC SPACE TOTAL 100 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE	AREA 100 100 100 AC SPACE TOTAL 100 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE	AREA 100 100 100 AC SPACE TOTAL 100 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE	AREA 100 100 100 AC SPACE TOTAL 100 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE	AREA 100 100 100 AC SPACE TOTAL 100 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE AREA 100 100 AC SPACE

NAME _____ ADDRESS _____ CITY _____ STATE _____ ZIP _____	KEYSTONE HOME BUILDERS, LLC 1000 SW 10TH AVENUE, MIAMI, FLORIDA 33135	OLIVA-MEZO ARCHITECTS & PLANNERS, INC. 600 NORTHERN AVENUE, MIAMI, FLORIDA 33135 TEL: 305 350-1000 FAX: 305 350-1001	KEYSTONE WEST MIAMI, FLORIDA	SHEET A-3
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JAN 23 2003

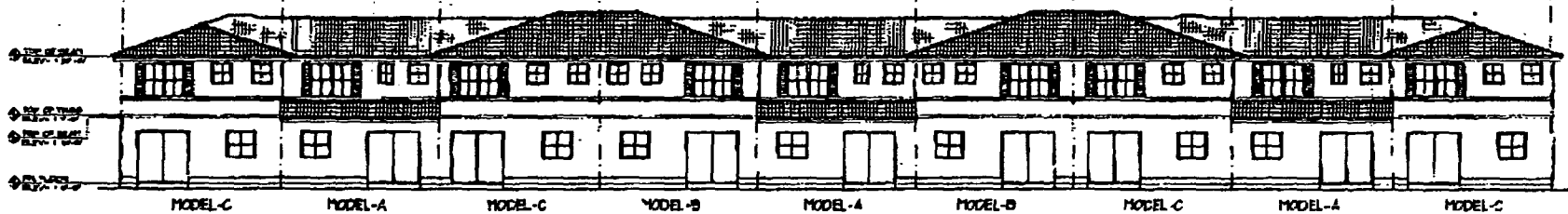
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY PC RW

202-168



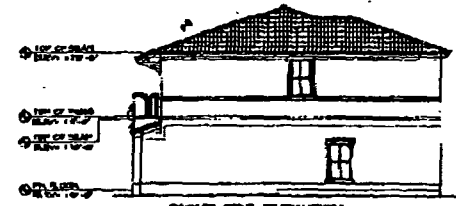
FRONT ELEVATION
SCALE 1/4" = 1'-0"



BEAR ELEVATION
SCALE 1/2" = 1'



LEFT SIDE ELEVATION
END 18-84



RIGHT SIDE ELEVATION
 10-14-14

FILED _____	SEARCHED _____
INDEXED _____	SERIALIZED _____
NOV 20 1964	
FBI - NEW YORK	

KEYSTONE HOME BUILDERS, LLC.
2204 NW 17TH COURT, MIAMI, FLORIDA 33150 (305) 251-2000

OLIVA-MEOZ ARCHITECTS & PLANNERS, INC.
 600 NORTHERN HIGH STREET MIAMI, FLORIDA 33155
 TEL: (305) 571-7100 FAX: (305) 571-0711

KEYSTONE WEST
MIAMI, FLORIDA

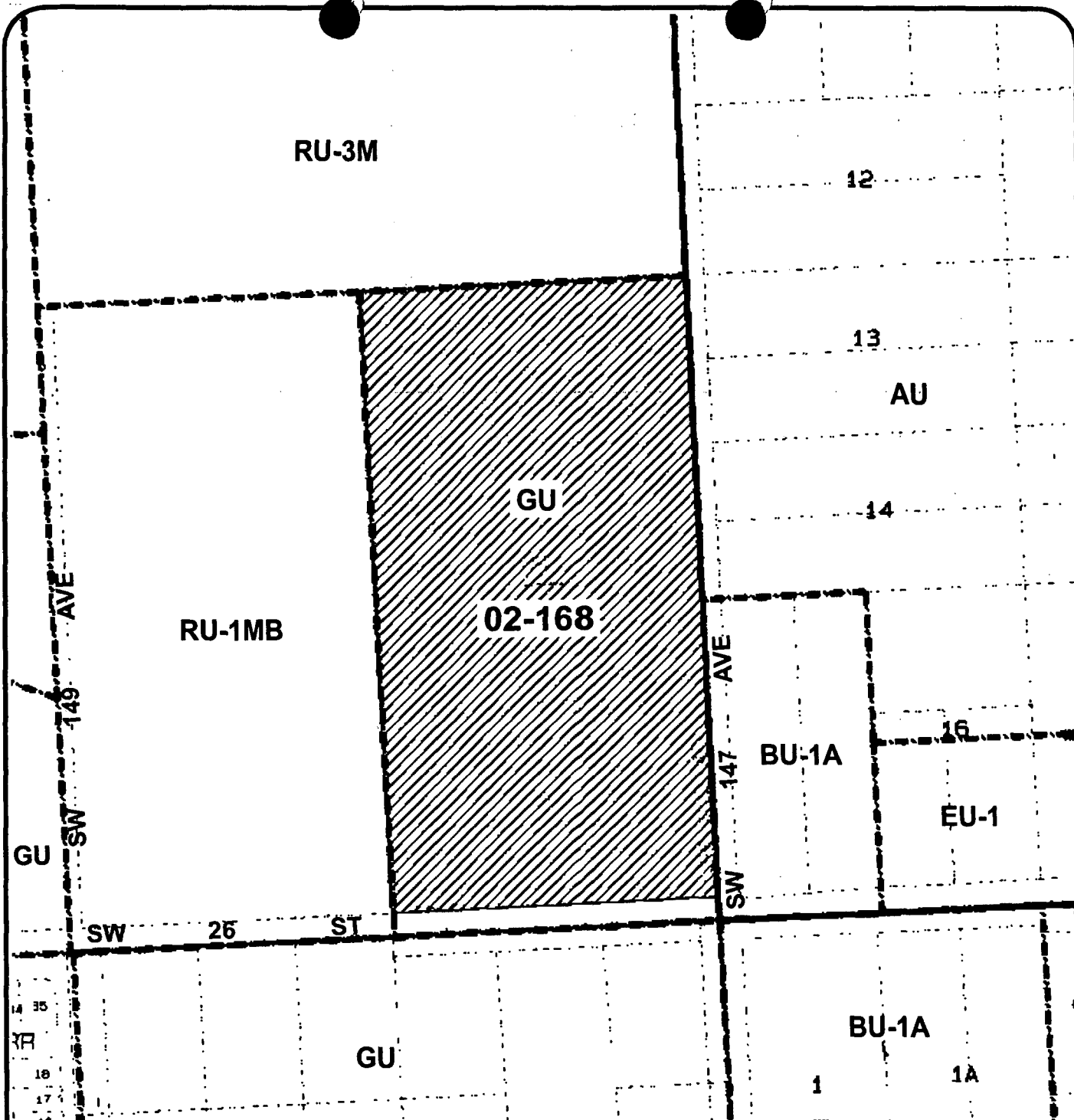
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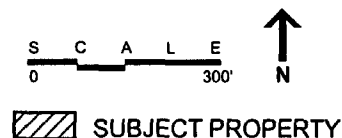
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

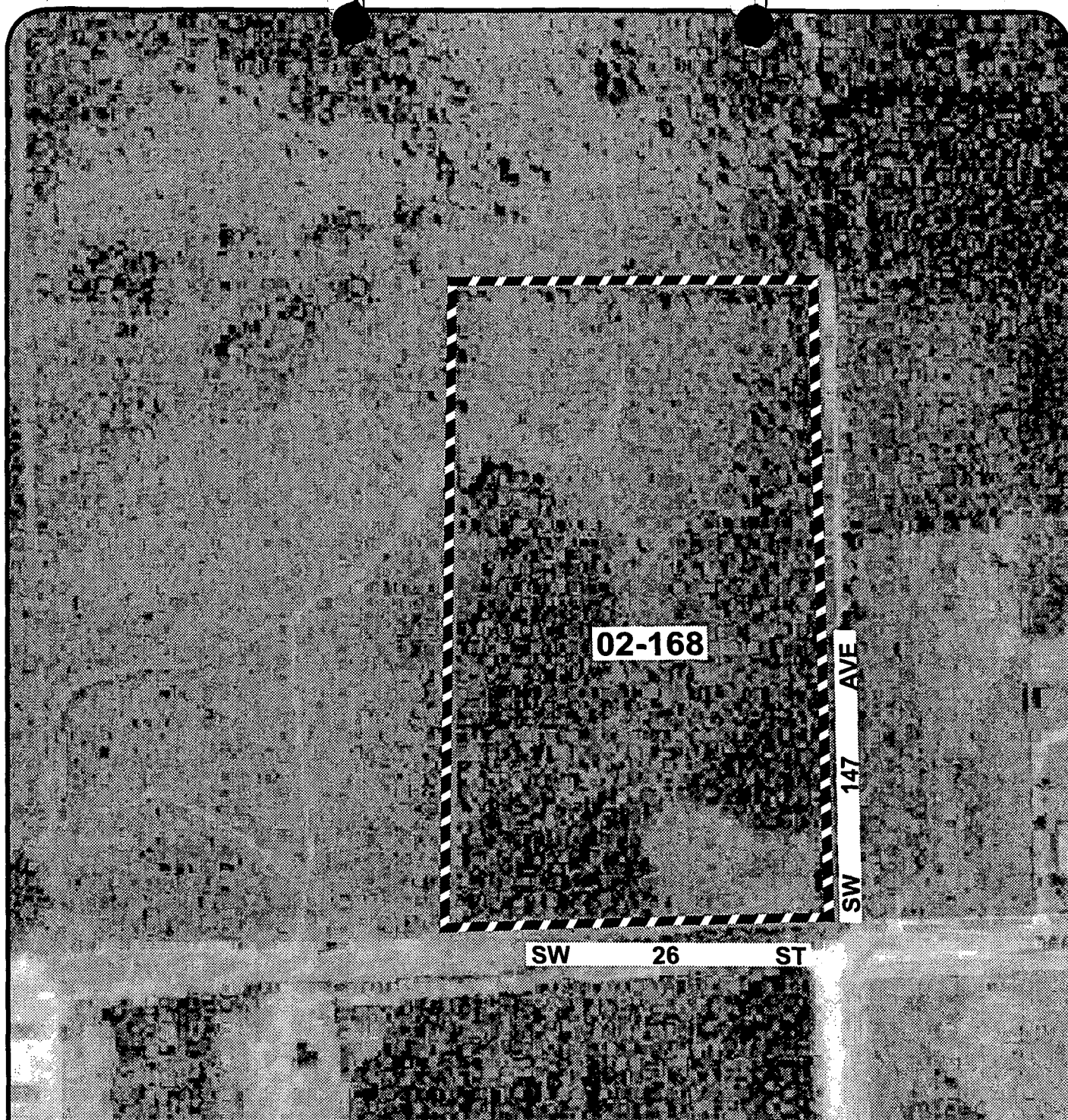
BY



**MIAMI-DADE COUNTY
HEARING MAP**

Section: 09 Township: 54 Range: 39
 Process Number: 02000168
 Applicant: CORAL WEST, LTD
 District Number: 1211
 Zoning Board: C10
 Drafter ID: ALFREDO
 Scale: 1:300'





MIAMI-DADE COUNTY
AERIAL

Section: 09 Township: 54 Range: 39
Process Number: 02000168
Applicant: CORAL WEST, LTD
District Number: 1211
Zoning Board: C10
Drafter ID: ALFREDO
Scale: NTS

S C A L E
0 NTS



SUBJECT PROPERTY



2. CORAL WEST, LTD.
(Applicant)

02-12-CZ10-2 (02-168)
Area 10/District 12\1
Hearing Date: 12/10/02

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
				NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 10**

APPLICANT: Coral West Ltd.

PH: Z02-168 (02-12-CZ10-2)

SECTION: 9-54-39

DATE: December 10, 2002

COMMISSION DISTRICT: 1211

ITEM NO.: 2

A. INTRODUCTION

o **REQUEST:**

GU to RU-3M

o **SUMMARY OF REQUEST:**

The request will allow the applicant to change the zoning on the subject property from Interim to Minimum Apartment House District.

o **LOCATION:**

The Northwest corner of S.W. 147 Avenue & S.W. 26 Street (Coral Way), Miami-Dade County, Florida.

o **SIZE:** 19.8 Acres.

o **IMPACT:**

The rezoning of the property will provide additional housing for the community. However, the rezoning will add to the population in the area, will bring more children into the schools, will impact water and sewer services, and will bring additional traffic and noise into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use plan designates the south half of the subject property as being within the Urban Development Boundary for **business and office**.
2. The Adopted 2005 and 2015 Land Use Plan designates the north half of the subject property as being within the Urban Development Boundary for **low density residential**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 units per gross acre. This density category is generally characterized by single family housing, e.g., single family detached, cluster, zero lot line and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.
3. Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including

height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP - designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher (Land Use Element, page I-35).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
GU; vacant parcel	Business and Office (south half) & Residential, 2.5 to 6 dua (north half)
<u>Surrounding Properties:</u>	
NORTH: RU-3M; vacant	Residential, 2.5 to 6 dua
SOUTH: GU; vacant	Business and Office
EAST: AU & BU-1A; vacant	Residential, 2.5 to 6 dua (AU parcel) & Business and Office (BU-1A parcel)
WEST: RU-1M(b); vacant	Residential, 2.5 to 6 dua

The area south of Tamiami Trail (SW 8 Street), north of SW 26 Street, and west of SW 147 Avenue is a rapidly developing area in southwest Miami-Dade County. There is commercial development to the southeast of this site with residential zoning to the west and unimproved commercial zoning to the east.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable
Location of Buildings:	Acceptable
Compatibility:	Acceptable
Landscape Treatment:	Acceptable
Open Space:	Acceptable
Buffering:	Acceptable
Access:	Acceptable
Parking Layout/Circulation:	Acceptable

Visibility/Visual Screening:	Acceptable
Energy Considerations:	N/A
Roof Installations:	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	Acceptable

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	Pending

H. ANALYSIS:

The subject property is located on the northwest corner of NW 26 Street (Coral Way) and NW 147 Avenue. The applicant is seeking a district boundary change on the site from GU, Interim District, to RU-3M, Minimum Apartment House District. Although not required to do so, the applicant has submitted a site plan showing the development of this site with a 171 unit townhouse development with a 4 acre lake in the center of the site. Said site plan has incorporated urban design principles. The applicant intends to proffer a covenant limiting the development of the site to the plans proposed and stating the intent of proceeding through the Administrative Site Plan Review (ASPR) process for the proposed lake.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. However, the applicant will have to comply with all DERM requirements as set forth in their memorandum pertaining to this application. The **Public Works Department** has **no objections** to this application and has indicated in its memorandum concerning this application that the requested zone change will generate **111 PM** daily peak hour trips to the area. However, said trips do not exceed the current acceptable levels of service which are at LOS A, C, and D. The Hammocks District of the Miami-Dade Police Department serves this area. In July 2002, that district had an average emergency response time of 6.3 minutes.

This application will allow the applicant to provide additional housing for the community. RU-3M zoning permits the development of 12.9 units per acre, which would allow a total of 255 residential units on this site. The Comprehensive Development Master Plan designates the north half of the site for Low Density Residential use, 2.5 to 6 units per gross acre, on the Land Use Plan (LUP) map which allows a maximum of 59 units on that portion. The Master Plan designates the south half of the site for Business and Office use. The Master Plan states that residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP - designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. In this instance, the proposed RU-3M zoning meets the aforementioned criteria. The adjacent property (the north half of the subject site) is designated for Low Density Residential use, 2.5 to 6 units per gross acre and as such, the Master Plan would allow Low-Medium Residential (5.0 to 13 units per gross acre) on the south half (the business and office designated portion) of the site for a maximum of 128 units. The combined total number of units that the Master Plan would permit on the entire subject property is 187. The RU-3M zoning proposed would be inconsistent with the CDMP on the north half of the property (designated low density) without a covenant restricting the development of the site to the plans submitted showing a total of 171 units on the site which is below the CDMP's maximum total of 187. As previously mentioned, the applicant will proffer said covenant which will limit the development of the site to the site plan submitted. The 171 units proposed will be below the maximum permitted by the LUP map and will be **consistent** with the Master Plan. Additionally, RU-3M zoning will be **compatible** with the surrounding area, including the RU-3M zoning district to the north. Accordingly, staff recommends approval of this application, subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:**

Approval of a zone change to RU-3M, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

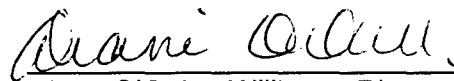
DATE INSPECTED: 11/12/02

DATE TYPED: 11/27/02

DATE REVISED:

DATE FINALIZED: 12/04/02

DO'QW:AJT:MTF:REM:JDR



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: November 19, 2002

RECEIVED
NOV 23 2002

SUBJECT: C-10 #Z2002000168-Revised
Coral West, Ltd.
NWC corner of SW 147th Avenue &
SW 26th Street
DBC from GU to BU-1A and RU-TH
(GU) (19.8 Ac.)
09-54S-39E

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the West Wellfield interim protection area. The West Wellfield is located between SW 72nd Street and Coral Way along theoretical SW 172nd Avenue. The Board of County Commissioners approved a wellfield protection ordinance for this wellfield. This ordinance provides for stringent wellfield protection measures that restrict development within the wellfield protection area.

Since the subject request involves a non-residential land use or a zoning category which permits a variety of non-residential land uses, the owner of the property has submitted a properly executed covenant in accordance with Section 24-12.1(5) of the Code. The covenant provides that hazardous materials shall not be used, generated, handled, discharged, disposed of or stored on the subject property. Consequently, the subject application may be approved and it may be scheduled for public hearing.

Potable Water Supply:

Public water can be made available to this site, therefore, connection will be required.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Wastewater Disposal:

The closest public sanitary sewer is located approximately 3,400 feet from the site. Based on the proposed request, the subject property is within a feasible distance for connection to public sanitary sewers; therefore, DERM shall require that any development on the site be connected to public sanitary sewer system. All sewer lines shall be required to comply with exfiltration requirements as applied to wellfield protection areas.

Existing public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Additionally, in light of the fact that the County's public sanitary sewer system has limited collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission system becomes available or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

The subject property is located within the Bird Drive Everglades Wetlands Basin. Cut and fill as well as drainage restrictions are in effect within this basin. Development on this property is required to set aside surface water management areas that shall comply with basin requirements. The project complies with said requirements and DERM has issued cut & fill permit No. 350 for the proposed development.

An Individual General Environmental Resource Permit from the South Florida Water Management District (SFWMD) will be required for the construction and operation of a surface water management system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Positive drainage systems and overland stormwater runoff into any proposed lake are not permitted. Therefore, DERM will require that an earthen berm with a top elevation of one foot above flood criteria be placed along any proposed lake in order to prevent overland discharge of stormwater runoff. A Class II permit would be required for the construction of a drainage system with an outfall to any proposed lake and into a canal.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

A Class II Permit from DERM will be required for the construction of any drainage system with an overflow outfall into the lake.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Operating Permits:

Section 24-35.1 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant should be advised that due to the nature of some land uses permitted under the BU-1A zoning classification, operating permits from DERM

might be required. It is therefore suggested that the applicant contact DERM concerning operating requirements.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements.

Wetlands:

The subject property is located in the Bird Drive Basin, which is a jurisdictional wetland area according to the County Code. Therefore, a Class IV Wetland Permit and compliance with the North Trail/Bird Drive Everglades Basin Ordinance and Plans for mitigation, tree island preservation and fill encroachment/stormwater management criteria will be required before any work can take place on the property. These criteria require on-site stormwater management and a mitigation contribution to fund off-site mitigation to compensate for wetland values lost as a result of the proposed project. In addition, the lake slopes in the Bird Drive Everglades Basin are required to be no steeper than 4:1.

The property is also jurisdictional according to the regulations of the Army Corps of Engineers under General Permit SAJ-74. Please contact the Wetlands and Forest Resources Section of DERM at (305) 372-6585 for additional information concerning requirements pertaining to the Class IV and SAJ-74 permits.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Coral West Ltd.

This Department has no objections to this application subject to the following:

Median openings must be approved by the Director of Public Works and must align to proposed developments to the east of SW 147 Ave. or have the appropriate spacing.

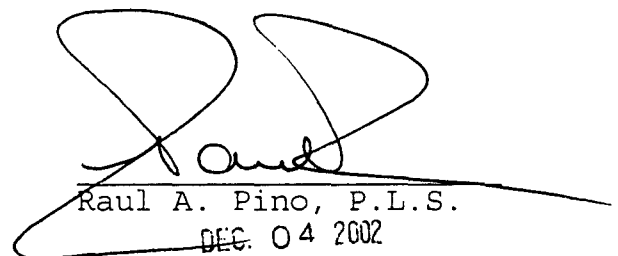
Right in and right out turning only from connection to SW 26 St.

This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency criteria for an Initial Development Order. It will generate **111 PM** daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
9134	Coral Way w/o SW 137 Ave.	C	C
9112	Bird Dr. Ext. w/o SW 147 Ave.	A	A
9110	Bird Dr. Ext. w/o SW 137 Ave.	D	D
9826	SW 147 Ave. s/o Bird Dr. Ext.	C	C

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.



Raul A. Pino, P.L.S.
DEC. 04 2002

Date

DISCLOSURE OF INTEREST*

If the property, which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identify of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property, which is the subject of the application, is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

Coral West, Ltd.

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

K Group Holdings, K Group Holdings Partnership,
Joseph Kavana, Sara Kavana, JAK Trust, JSK Trust,
SKK Trust

15.835 %

Michel and Renee Besso

10.555%

Alberto and Isabel Chalem

8.355%

Niusic and Esther Coifman

5.555%

Freida Bursztyn

9.720%

West Corner Corp.

50%

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

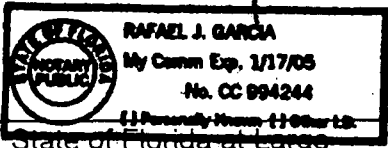
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The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

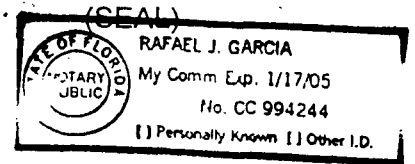
Signature: *Rafael J. Garcia*
(Applicant) West corner corp

Sworn to and subscribed before me,
this 31 day of May, 2002.

Rafael J. Garcia
Notary Public, State of Florida at Large



My Commission Expires: 1/17/2005



* Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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K Group Holdings

CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Joseph Kavana

100 %

If the property, which is the subject of the application, is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME AND ADDRESS, AND OFFICE (if applicable)

Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
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_____	_____
_____	_____

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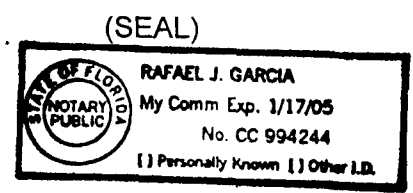
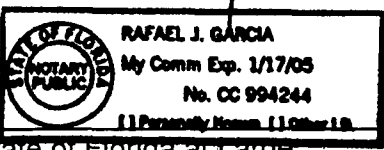
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *[Handwritten Signature]* SRVICE PRESIDENT
(Applicant) WEST CORNER CORP.

Sworn to and subscribed before me,
this 31 day of May, 20 02.

P. J. Law
Notary Public, State of Florida at Large

My Commission Expires: 1/17/05



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CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property, which is the subject of the application, is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

JAK Trust

TRUST NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Jessica Kavana

100%

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

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NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Date of contract: _____

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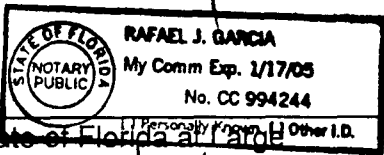
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Rafael J. Garcia* Sr Vice President
(Applicant) West Corral Creek

Sworn to and subscribed before me,

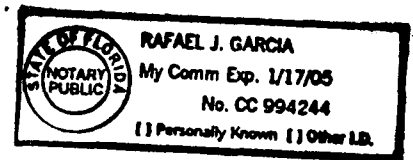
this 31 day of May, 2002

Rafael J. Garcia
Notary Public, State of Florida at Large



My Commission Expires: 1/17/2005

(SEAL)



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CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

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K Group Holdings

TRUST NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Joseph Kavana

50 %

Sara Kavana

50%

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

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NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Date of contract: _____

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_____	_____
_____	_____
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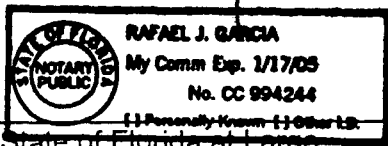
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Rafael J. Garcia* *Service President*
(Applicant) *WEST CORNER CORP*

Sworn to and subscribed before me,

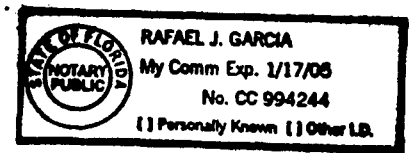
this 31 day of May, 20 02.

Rafael J. Garcia
Notary Public, State of Florida at Large



My Commission Expires: 1/17/2005

(SEAL)



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CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

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JSK Trust

TRUST NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Jordan Kavana

100%

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

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NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
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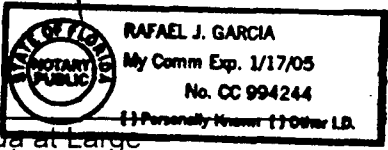
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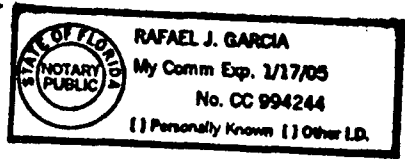
Signature: *[Signature]*
(Applicant) West Collier Co

Sworn to and subscribed before me,
this 31 day of May, 2002

[Signature]
Notary Public, State of Florida at Large



(SEAL)



My Commission Expires: 1/17/2005

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DISCLOSURE OF INTEREST*

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CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

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SKK Trust
TRUST NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Stephanie Kavana

100%

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

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NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Date of contract: _____

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The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Rafael J. Garcia*
(Applicant) WEST COAST CORP

Sworn to and subscribed before me,

this 31 day of May, 20 02.

Rafael J. Garcia
Notary Public, State of Florida at Large

RAFAEL J. GARCIA
My Comm Exp. 1/17/05
No. CC 994244
☐ Personally Known ☐ Other I.D.

Notary Public, State of Florida at Large

(My Commission Expires: 1/17/2005)

(SEAL)

RAFAEL J. GARCIA
My Comm Exp. 1/17/05
No. CC 994244
☐ Personally Known ☐ Other I.D.

* Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST*

If the property, which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: Where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identify of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

West Corner Corp.
CORPORATION NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Charna Batievsky

50%

Salo Wagenberg

25%

Isail Wagenberg

25%

If the property, which is the subject of the application, is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If the property, which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of partnership, including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: Where the principal corporation, trust, partnership, or other similar entities further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME, ADDRESS, AND OFFICE

Percentage of Stock

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

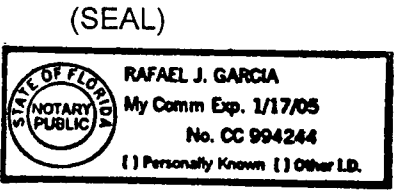
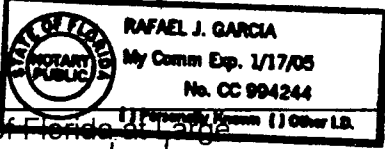
For any changes in ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: *Rafael J. Garcia*
(Applicant) *West corner car*

Sworn to and subscribed before me,
this 31 day of May, 20 02.

Rafael J. Garcia
Notary Public, State of Florida at Large
My Commission Expires: 1/17/2005

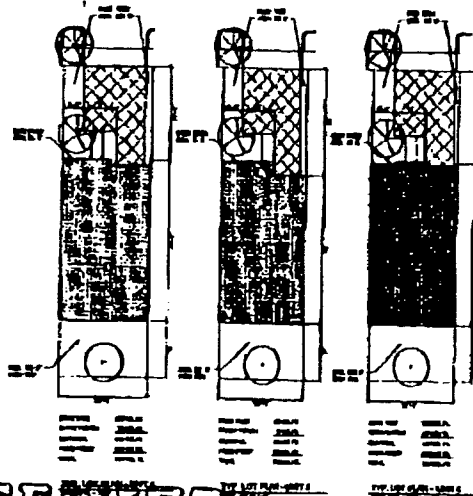


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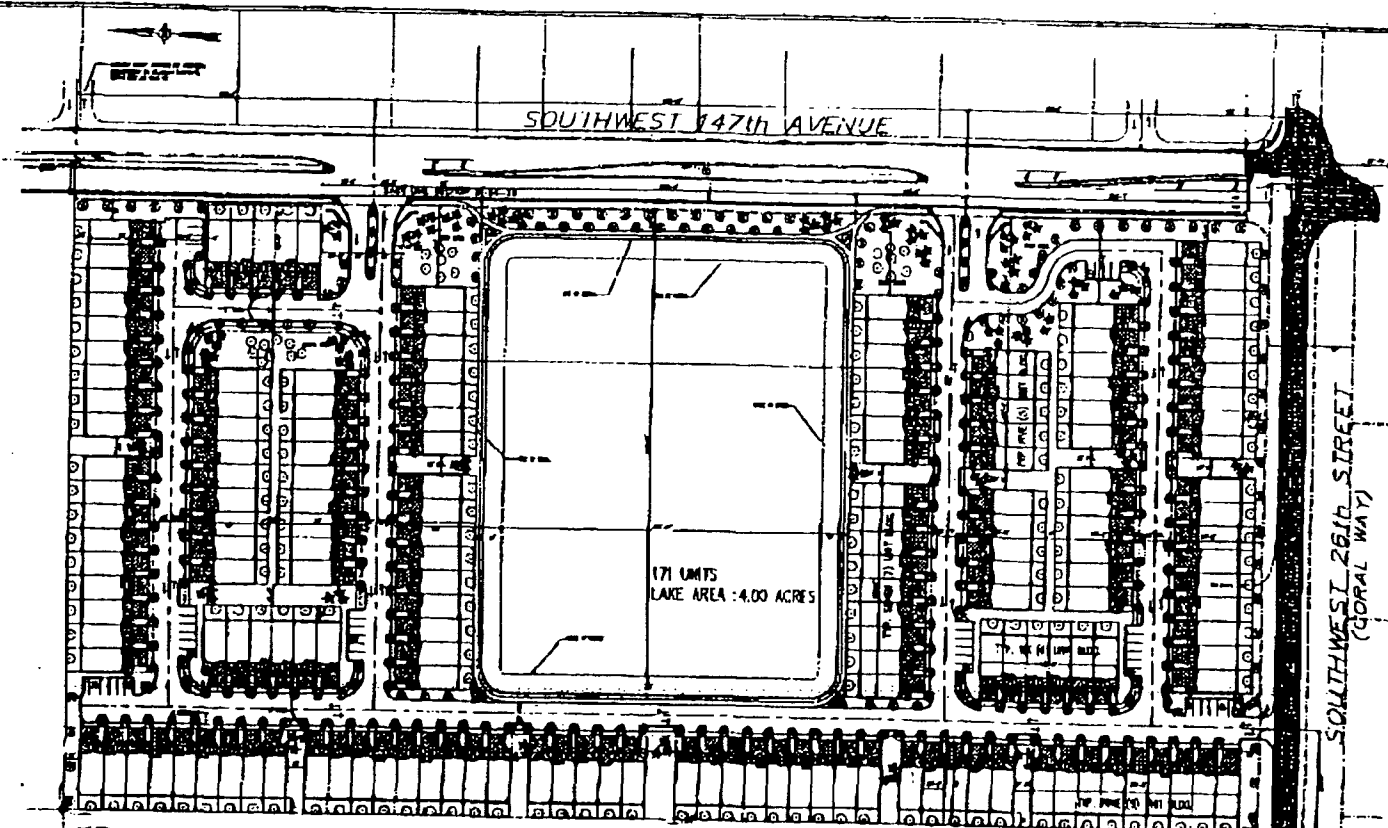
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY 1311



GENERAL NOTES	
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.	
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.	
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.	
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.	
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.	
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TREES AND LANDSCAPING.	
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES DURING CONSTRUCTION.	
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.	
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.	
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.	

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	100	CU YD	120.00	12000.00
2	STEEL	50	TON	200.00	10000.00
3	BRICK	1000	SQ YD	10.00	10000.00
4	CEMENT	100	CU YD	120.00	12000.00
5	LABOR	1000	HOUR	10.00	10000.00
6	EQUIPMENT	10	DAY	100.00	1000.00
7	PERMITS	1	SET	1000.00	1000.00
8	LANDSCAPING	100	SQ YD	10.00	1000.00
9	PAVING	100	SQ YD	10.00	1000.00
10	UTILITIES	100	LINEAL FT	10.00	1000.00



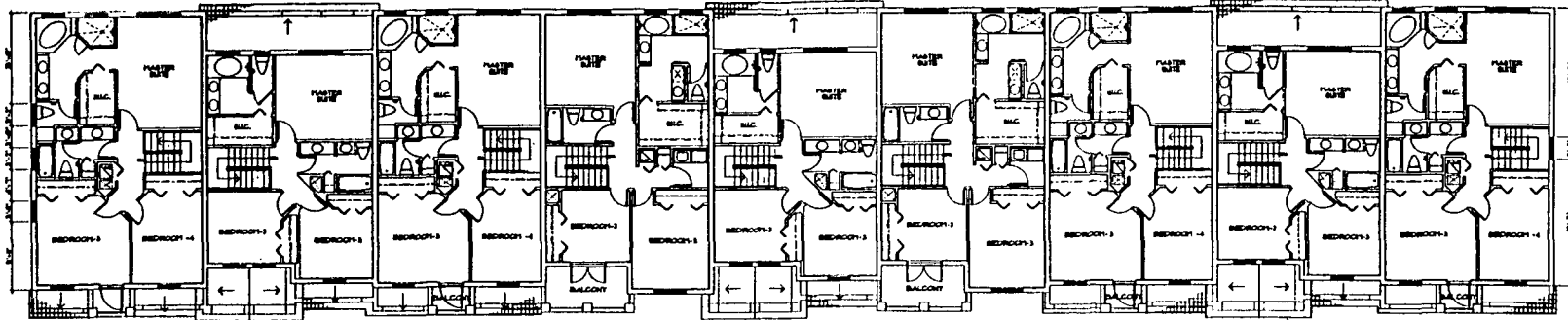
SITE PLAN

A-SP

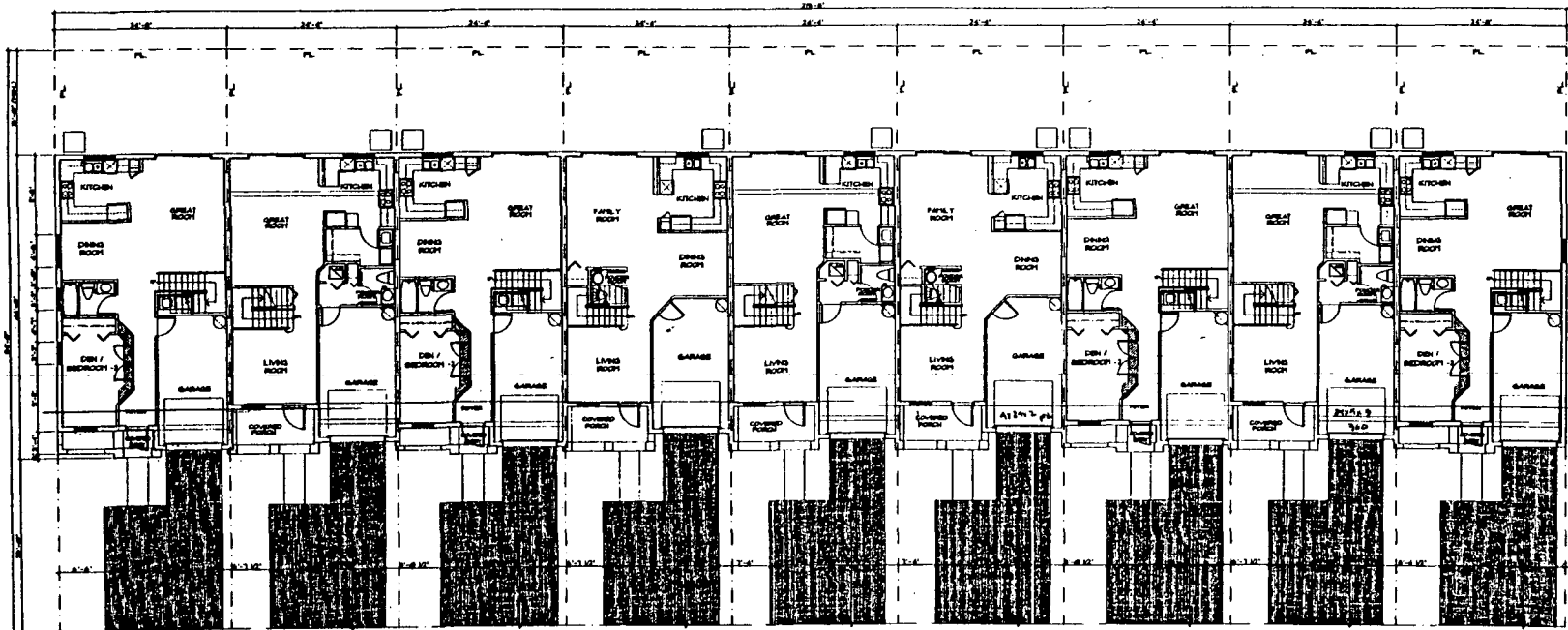
CORAL WAY & 147TH AVE.
Thomas & Calandella Metropolitan Architects

THOMAS & CALANDELLA METROPOLITAN ARCHITECTS
1400 N.W. 10TH ST.
MIAMI, FL 33136





SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

MODEL-C	MODEL-A	MODEL-C	MODEL-B	MODEL-A	MODEL-B	MODEL-C	MODEL-A	MODEL-C
AREA 600' 181 FL. SQFT. AC. SPACE 624' 210 FL. SQFT. AC. SPACE SUBTOTAL 1720' SQFT. AC. SPACE 200' GARAGE 30' DRIVE 21' BALCONY GRAND TOTAL 1781' SQFT.	AREA 100' 181 FL. SQFT. AC. SPACE 124' 210 FL. SQFT. AC. SPACE SUBTOTAL 1470' SQFT. AC. SPACE 220' GARAGE 30' DRIVE 21' BALCONY GRAND TOTAL 1781' SQFT.	AREA 800' 181 FL. SQFT. AC. SPACE 824' 210 FL. SQFT. AC. SPACE SUBTOTAL 1720' SQFT. AC. SPACE 200' GARAGE 30' DRIVE 21' BALCONY GRAND TOTAL 1781' SQFT.	AREA 120' 181 FL. SQFT. AC. SPACE 124' 210 FL. SQFT. AC. SPACE SUBTOTAL 1470' SQFT. AC. SPACE 220' GARAGE 30' DRIVE 21' BALCONY GRAND TOTAL 1781' SQFT.	AREA 100' 181 FL. SQFT. AC. SPACE 124' 210 FL. SQFT. AC. SPACE SUBTOTAL 1470' SQFT. AC. SPACE 220' GARAGE 30' DRIVE 21' BALCONY GRAND TOTAL 1781' SQFT.	AREA 120' 181 FL. SQFT. AC. SPACE 124' 210 FL. SQFT. AC. SPACE SUBTOTAL 1470' SQFT. AC. SPACE 220' GARAGE 30' DRIVE 21' BALCONY GRAND TOTAL 1781' SQFT.	AREA 800' 181 FL. SQFT. AC. SPACE 824' 210 FL. SQFT. AC. SPACE SUBTOTAL 1720' SQFT. AC. SPACE 200' GARAGE 30' DRIVE 21' BALCONY GRAND TOTAL 1781' SQFT.	AREA 100' 181 FL. SQFT. AC. SPACE 124' 210 FL. SQFT. AC. SPACE SUBTOTAL 1470' SQFT. AC. SPACE 220' GARAGE 30' DRIVE 21' BALCONY GRAND TOTAL 1781' SQFT.	AREA 800' 181 FL. SQFT. AC. SPACE 824' 210 FL. SQFT. AC. SPACE SUBTOTAL 1720' SQFT. AC. SPACE 200' GARAGE 30' DRIVE 21' BALCONY GRAND TOTAL 1781' SQFT.

SCALE: 1/8" = 1'-0"

KEYSTONE HOME BUILDERS, L.L.C.
1225 S.W. 10TH COURT, MIAMI, FLORIDA 33136 PHONE 25-7809

OLIVA-MBOZ ARCHITECTS & PLANNERS, INC.
1240 SOUTHWEST 14TH STREET MIAMI, FLORIDA 33135
TEL: (305) 352-7284 FAX: (305) 352-7281

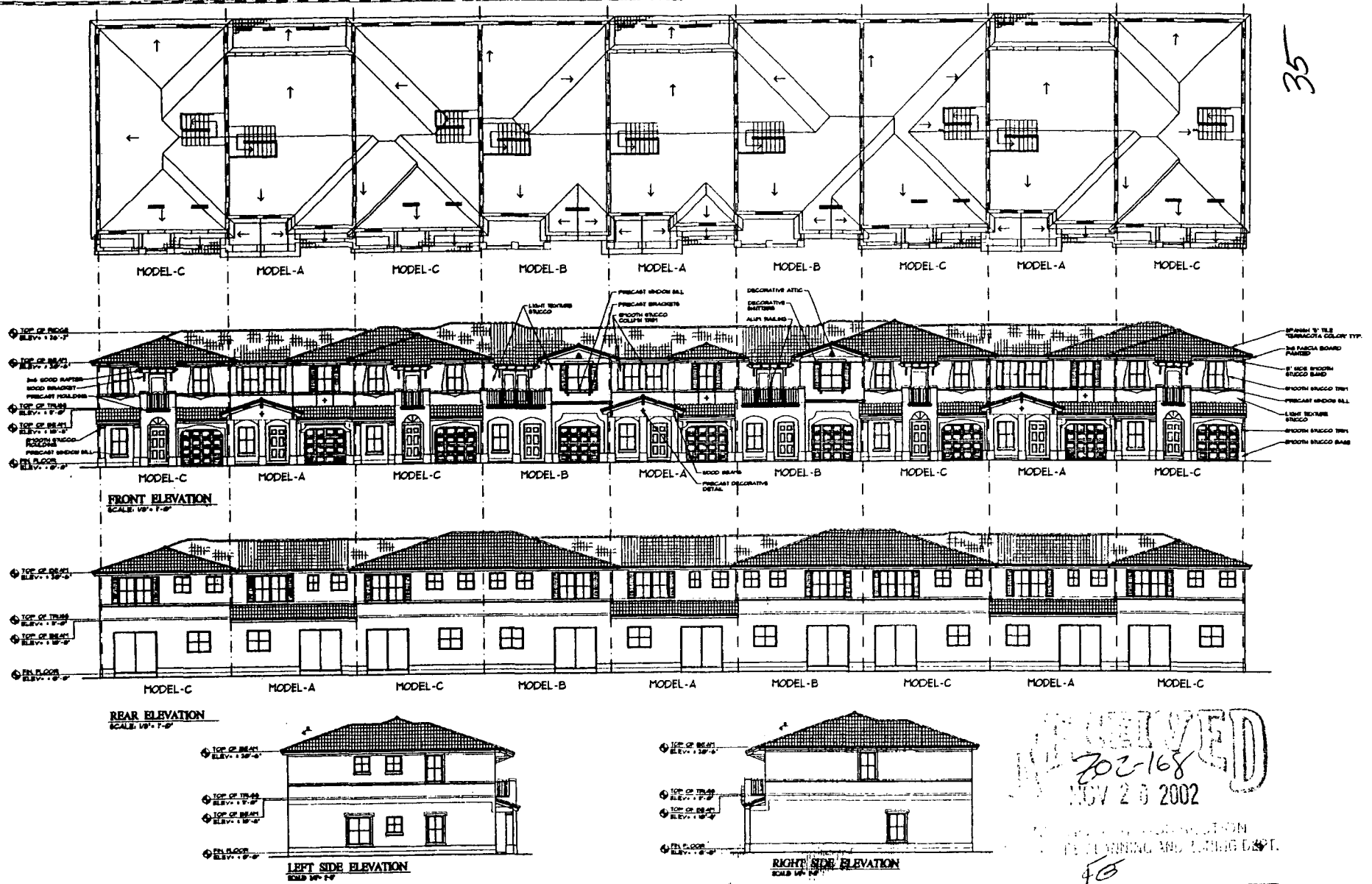
KEYSTONE WEST
MIAMI, FLORIDA

SECTION 1. OLIVA
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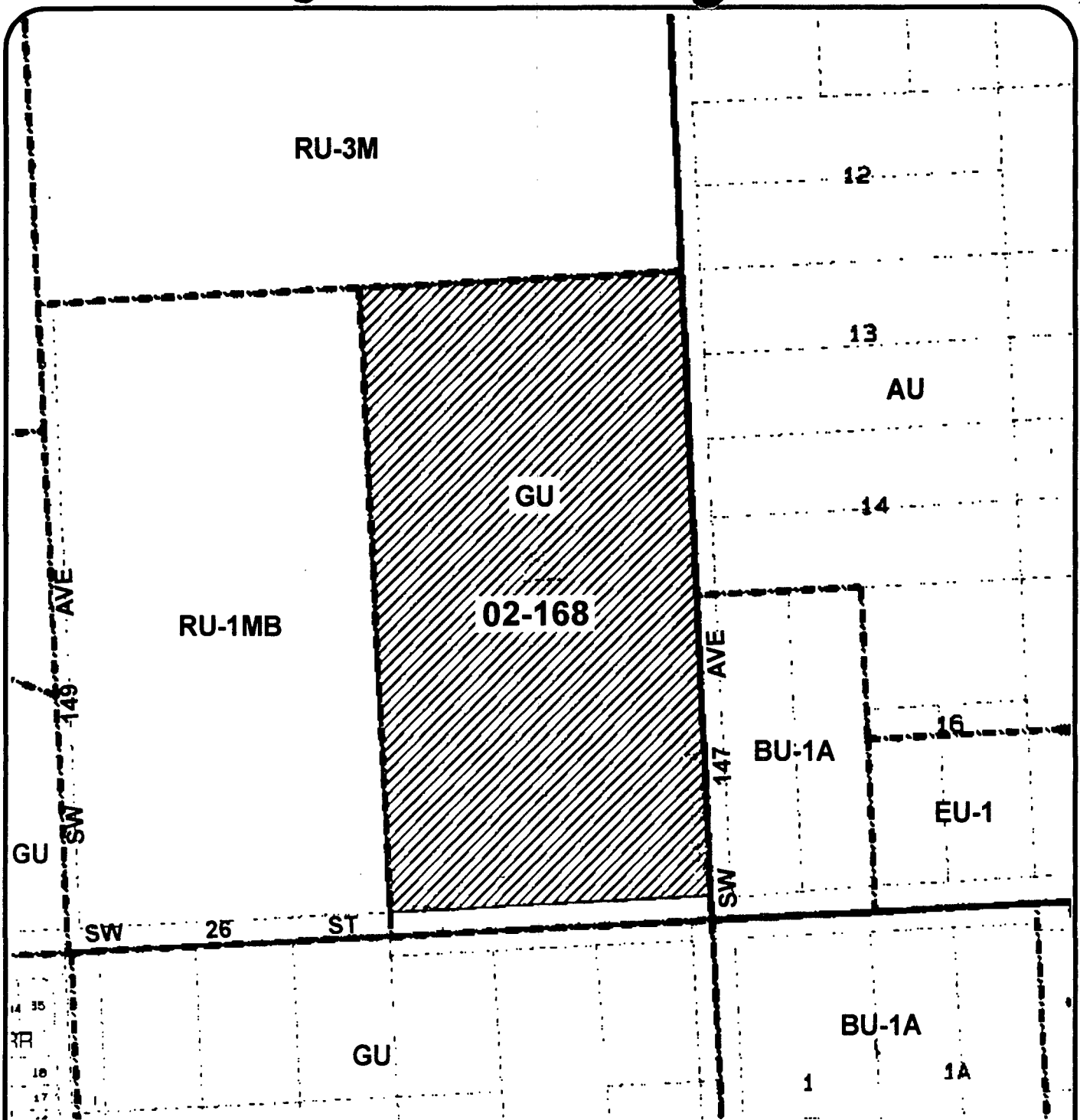
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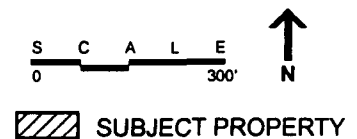
KCB CHECKED BY: MAM DRAWN BY: YC DATE: 07-09-01 BY: SM	KEYSTONE HOME BUILDERS, LLC 2225 S.W. 10TH COURT, MIAMI, FLORIDA 33136 PH: 305 235-7000	OLIVA-MBOZ ARCHITECTS & PLANNERS, INC. 3240 SOUTHWEST 24TH STREET MIAMI, FLORIDA 33135 TEL: (305) 332-7204 FAX: (305) 332-7207	KEYSTONE WEST MIAMI, FLORIDA	SHEET A-4
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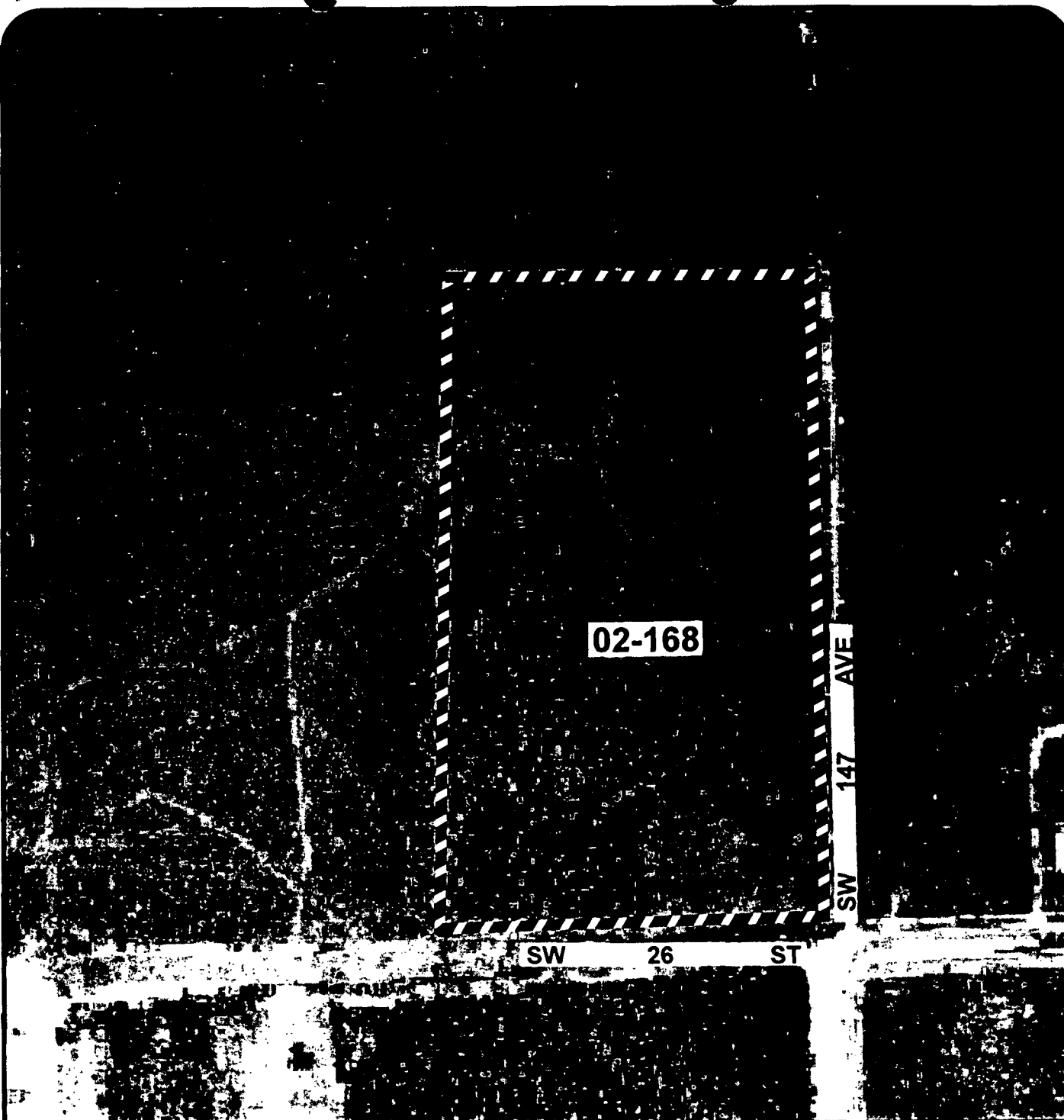
THE REPRODUCED HEREIN EXPRESSLY RESERVE THEIR COPYRIGHT AND PROPERTY RIGHTS IN THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE WRITTEN CONSENT OF OLIVA-MBOZ ARCHITECTS & PLANNERS, INC. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR ANY VIOLATION OF ANY APPLICABLE BUILDING CODES AND FOR THE PROPER USE OF THESE PLANS IN ANY PART OF THE PROJECT WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION OF OLIVA-MBOZ ARCHITECTS & PLANNERS, INC.



MIAMI-DADE COUNTY HEARING MAP

Section: 09 Township: 54 Range: 39
 Process Number: 02000168
 Applicant: CORAL WEST, LTD
 District Number: 1211
 Zoning Board: C10
 Drafter ID: ALFREDO
 Scale: 1:300'





MIAMI-DADE COUNTY
AERIAL

Section: 09 Township: 54 Range: 39
Process Number: 02000168
Applicant: CORAL WEST, LTD
District Number: ~~12~~ 11
Zoning Board: C10
Drafter ID: ALFREDO
Scale: NTS

S C A L E
0 NTS N

 SUBJECT PROPERTY



MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 27, 2002

FROM: Danny Alvarez, Director
Miami-Dade Transit

SUBJECT: FY03 Blanket Concurrency
Concurrency Approval for
Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2002 to September 30, 2003; unless canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDT, Transit System Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc: Aurelio Rodriguez, Assistant Director
Mario G. Garcia, Chief



MEMORANDUM

FORM 17A OFFICE OF THE COUNTY CLERK

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

DATE: May 3rd, 1999

SUBJECT: Concurrency
Approval

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser

**MEMORANDUM**

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total (1)-(7)
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill (1)	Net Tonnage (2)	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage (3)	Landfill Garbage (4)	Landfill Trash (5)	Landfill Garbage/Trash (6)	Waste to energy Trash (7)	
2000 *	1,746,000	936,000	152,000	12,000	147,000	625,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,667,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,667,000
2002	1,667,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,667,000
2003 ***	1,667,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,667,000
2004	1,667,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,667,000
2005	1,667,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,667,000
2006	1,667,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,667,000
2007	1,667,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,667,000
2008	1,667,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,667,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	86,000	956,000 (83%G/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1.69M	870,000	86,000	956,000 (83%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	86,000	956,000 (83%G/7%T)
w/o 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@ 1.69 MILLIONS TONS			
GARBAGE 96.4%			952,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

Year	Ashfill Capacity *	South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (e less 4.4 m tons)
Base Capacity	3,150,000	9,148,000	3,943,000	4,748,000
2000	3,003,000	8,825,000	3,671,000	4,425,000
2001	2,865,000	8,595,000	3,407,000	4,195,000
2002	2,727,000	8,365,000	3,143,000	3,965,000
2003	2,589,000	8,135,000	2,779,000	3,735,000
2004	2,451,000	7,905,000	2,415,000	3,505,000
2005	2,313,000	7,675,000	2,051,000	3,275,000
2006	2,175,000	7,445,000	1,687,000	3,045,000
2007	2,037,000	7,215,000	1,323,000	2,815,000
2008	1,899,000	6,985,000	959,000	2,585,000
2009	1,761,000	6,755,000	595,000	2,355,000
2010	1,623,000	6,525,000	231,000	2,125,000
2011	1,485,000	6,295,000	0	1,895,000
2012	1,347,000	6,065,000	0	1,665,000
2013	1,209,000	5,835,000	0	1,435,000
2014	1,071,000	5,605,000	0	1,205,000
2015	933,000	5,375,000	0	975,000
2016	795,000	5,145,000	0	745,000
2017	657,000	4,915,000	0	515,000
2018	519,000	4,685,000	0	285,000
2019	381,000	4,455,000	0	55,000
2020	243,000	4,225,000	0	-175,000
2021	105,000	3,995,000	0	-405,000
2022	0	3,732,000	0	-668,000
2023	0	3,364,000	0	-1,036,000
2024	0	2,996,000	0	-1,404,000
2025	0	2,628,000	0	-1,772,000
2026	0	2,260,000	0	-2,140,000
2027	0	1,892,000	0	-2,508,000
2028	0	1,524,000	0	-2,876,000
2029	0	1,156,000	0	-3,244,000
2030	0	788,000	0	-3,612,000
2031	0	420,000	0	-3,980,000
2032	0	52,000	0	-4,348,000
2033	0	-316,000	0	-4,716,000
2034	0	-684,000	0	-5,084,000
2035	0	-1,052,000	0	-5,452,000
2036	0	-1,420,000	0	-5,820,000
2037	0	-1,788,000	0	-6,188,000
2038	0	-2,156,000	0	-6,556,000
2039	0	-2,524,000	0	-6,924,000

Total Remaining Years

21

32

10

19

* Ashfill capacity includes cells 17-20. Cells 19-20 have not been constructed.
** South Dade includes cells 3, 4 and 5. Cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes all unders consumes capacity whether or not it is used as cover.
*** North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted trash is exported.
All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management. Dated October, 1999.

MEMORANDUM

TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: August 6, 2002

FROM: Vivian Donnell Rodriguez
Director
Park and Recreation Department

SUBJECT: Concurrency Approval

This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

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MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	85.32	1,985.91	558.63	1.391
2	495,397	64,277	559,674	1,539.09	1,598.06	508.33	139.79	2,246.18	707.09	1.459
3	136,815	24,777	161,592	444.37	578.93	177.20	6.90	763.03	318.66	1.717
TOT:	1,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522